



APPENDIX 1F: CITY OF HURON

Fresno Multi-Jurisdictional 2023-2031 Housing Element

HCD First Submittal Draft

Revised January 2024 - Redlined Version



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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SECTION 1F-0: SUMMARY OF NEEDS AND CONDITIONS

Housing Needs Assessment

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

- The city's population declined 0.1 percent on average between 2000 and 2022, while the countywide average annual growth rate was 2.0 percent. However, the number of households in Huron grew by 2.2 percent between 2010 and 2020, higher than the countywide average growth of 0.7 percent.
- Approximately equal shares of residents in Huron are either school-age students (5 to 17 years, 31.5 percent of residents), young adults (25 to 44 years, 29.0 percent of residents), or middle-aged adults (45 to 64 years, 25.1 percent).
- Nearly all residents of Huron, 95.7 percent, identified as Hispanic or Latino of any race.
- The average number of persons per household in Huron was higher than the countywide average (3.8 in Huron compared to 3.1 countywide).
- The median household income in Huron in 2020 was \$31,429, significantly lower than the countywide median income of \$57,109.
- Huron had an over-representation of very low-income families in 2018, with 23.2 percent of Huron's families having incomes in that category compared to 12.8 percent of families across Fresno County.
- In 2022, 12.9 percent of Huron residents were unemployed, the second-highest rate in Fresno County.
- More than three-quarters of all households in Huron (79.1 percent) were renters as of 2020.
- Huron's vacancy rate in 2022 was 4.5 percent across all housing units, regardless of tenure. This was a slight increase from its 2010 vacancy rate of 4.4 percent.
- Less than half of all housing units in Huron (43.9 percent) were built more than 30 years ago, and 15.2 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.
- According to a contract staff planner in Huron, 197 homes (12 percent of the housing stock) are in need of rehabilitation, and 49 homes (3 percent of the housing stock) are in need of replacement.

- Huron had a higher rate of households overpaying for housing than the county as a whole in 2018, with 47.4 percent of all households overpaying for housing compared to 37.8 percent across the county. However, the rate of lower-income households overpaying for housing was lower in Huron (59.8 percent compared to 70.6 percent countywide).
- The city had a higher rate of household overcrowding (12.3 percent of households) and severe overcrowding (4.7 percent of households) compared to the county as a whole (6.1 percent and 3.6 percent of households, respectively). Overcrowding was particularly pronounced among homeowners in Huron, with 20.9 percent of owner-occupied households experiencing some level of overcrowding.
- Huron had a higher rate of large households, those with five or more members, compared to the county as a whole (28.1 percent of households Huron compared to 18.1 percent countywide).
- Between 2021 and 2022, the average sale price of a home in Huron decreased by 42.6 percent. However, the city only experienced three home sales during this period. Average sale prices rose 15.4 percent in the county as a whole during the same period.
- In 2020, the percentage of Huron’s population that was aged 65 or older was lower than the county as a whole (7.9 percent in Huron compared to 12.0 percent of the county). The majority (90.3 percent) of Huron’s senior households were renter households.
- Over one-third of seniors in the city (35.9 percent) had a disability.
- The percentage of Huron households with single female heads of household was higher than the countywide rate (15.1 percent in the city compared to 7.3 percent in the county), the second-highest rate of this household type in the county. Additionally, 61.2 percent of single-female-headed households in Huron were living under the poverty level, which is significantly higher than in the county as a whole (34.0 percent countywide).
- Huron had a lower rate of residents with disabilities than the rest of the county (10.8 percent compared to 12.9 percent across the county). Vision difficulties were the most commonly reported disability.
- Estimates from the 2022 Point-in-Time count suggest that 2 persons in Huron may have been experiencing homelessness. At times it might be higher, though local estimates suggest that fewer than 50 residents were experiencing homelessness.
- 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 63.6 percent of Huron’s employed population worked in agriculture, significantly higher than the countywide rate (8.8 percent).
- Extremely low-income residents (those earning 30 percent or less of median income) made up 30.9 percent of the total households in Huron. Of those, 91.4 percent were renter households.

Analysis of Needs and Resources to Meet the Needs

As shown, the population has decreased slightly since 2000 in Huron, with a decrease of 186 people from 2000 to 2022 (annual average rate of 0.1 percent). In 2020, the average number of persons per household in Huron (3.8) was higher than the County as whole (3.1); this trend was similar in 2010. The median income in the City of Huron was the lowest in Fresno County in 2010 (\$21,041) and was among the lowest in 2022 (\$31,429). Between 2010 and 2020, trends of high overcrowding among households was consistent in the City of Huron with 28.0 percent of total households experiencing overcrowding in 2010 and 12.3 percent of total households experiencing overcrowding in 2020. The consistent decrease in population overtime and increasing overcrowding for all households coupled with a low median income demonstrates the increasing need for more affordable housing with 3 or more bedrooms, and homelessness prevention.

In 2020, extremely low-income households represented 32.8 percent of total households in Huron, of which 42.1 percent of households were renter-occupied and 9.8 percent of owner-occupied households. This indicates a greater need for rental housing to support extremely low-income households. For the same year, 22.6 percent of all extremely low-income households were overpaying for housing, a higher rate than very low-income households (16.9 percent) and low-income households (5.4 percent). In 2011, 30.6 percent of households were extremely low income in Huron, compared to 11.9 percent of households countywide. Overall, 61.3 percent of households in Huron are overpaying for housing. Given the significantly higher rates of overpayment among extremely low-, very low-, and low-income households, there is a great need for financial support and affordable units. In response to these needs, the City has included **Program 7** to work with housing developers to expand affordable housing, **Program 265** to increase the availability of information and access to Section 8 rental assistance and units, and **Program 12** to incentivize and encourage construction of units specifically targeting extremely low-income households to reduce displacement. 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.

As stated, the PIT count estimated that approximately 2 residents in Huron were homeless in 2022, which was a decrease from the 2014 PIT count where 6 individuals were identified. However, according to local estimates approximately 49 persons were unsheltered, accounting for 0.8 percent of the population of Huron. Several 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 the Regional Multijurisdictional Housing Element in Section 2, Regional Housing Needs Assessment in the subsection called Homeless. 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.

Given the significant size of the farmworker population in Huron, the housing needs for this group are significant. In 2020, 63.6 percent of the population was employed in agriculture, which has decreased since 2010 by 4 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 2002 to 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. Therefore, to prioritize housing for farmworkers the City has included **Program 7** to provide assistance in the form of letters of recommendation for grant applications and **Program 8** to require the developer to give qualified farmworker households a preference for 15 percent of the new units. Additional resources to assist farmworkers are listed in the **Regional Multijurisdictional Housing Element in Table 2-45 Resources for Farmworkers**.

Looking closer at special needs groups within the City of Huron, the proportion of seniors saw a small increase from 5.5 percent in 2010 to 7.9 percent in 2020. In 2020, large households were 28.1 percent of the total households (20.4 percent renter-occupied and 7.7 percent owner-occupied). However, persons with disabilities, and female headed households all saw anywhere from a 1 percent to a 4 percent decrease. While the need may not be as high as it was in previous years, the need is still there. To address the needs of special needs groups in Huron, the City has included **Program 7: Affordable Housing Incentives**, **Program 10: Extremely Low-Income Households**, **Program 14: Housing for a Variety of Needs**, and **Program 165: Zoning Code Amendments**.

In 2020, Huron residents were primarily employed in agriculture (63.6 percent of jobs), educational services, health care and social assistance (7.4 percent of jobs), and retail trade (6.0 percent of jobs), which is consistent with data from 2011. This shows a consistent trend within the employment industry for over ten years. Unemployment in Huron as a whole increased from 9.6 percent in 2014 to 12.9 percent in 2022.

The unit composition of Huron's housing stock has remained relatively consistent since 2010, with the predominant housing types being single-family detached units (37.4 percent) and multifamily units (56.1 percent) in 2010 and comprising 38.3 percent and 55.6 percent in 2020. A large number of multi-family units are family apartment complexes managed by the Fresno Housing Authority. The largest farmworker and family apartment complex is the 61-unit Corazon del Valle. As stated previously, renters account for 67.8 percent of households in Huron and owners account for 32.2 percent. This is representative of the current housing stock profile and predominate farmworker community relying on multi-family housing units to meet their housing needs. In 2011, it was estimated that 18 households (1.1 percent) of owner-occupied households lacked complete plumbing facilities and 17 (1.0 percent) renter-occupied households also lacked complete plumbing facilities. As of 2019, the number of owner-occupied units lacking a complete kitchen or plumbing was estimated to be zero, while the number of renter-occupied units lacking a complete kitchen or plumbing had risen to 85 units. Of these, it is estimated that 20 are occupied by very low-income households and 40 by low-income households. The increase in complete plumbing facilities in renter-occupied units is a measure of substandard housing conditions. Local resources in the City of Huron that can help defray the cost-of-living include the Coalinga and Huron Recreation and Park District food

pantry. The Energy Crisis Intervention Program (ECIP) provides financial assistance to help offset eligible Fresno County household's home energy costs. Examples include a household that has received a 24- to 48-hour disconnect notice or service termination by its utility company or a household facing an energy-related crisis of life-threatening emergency in the applicant's household, including a combustible appliance. The City has included **Program 221** to pursue funding under federal and state programs to reinstate its affordable housing rehabilitation program and **Program 232** to continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes.. Additional resources to assist with home rehabilitation are listed in the **Regional Multijurisdictional Housing Element** in **Table 4-2 Financial Resources**.

When considering overpayment rates, overcrowding, and recent development trends, both owners and renters appear to have a housing need for adequately sized and priced housing opportunities in the City of Huron. As stated above overcrowding rates are high in the City of Huron, with about 20.9 percent of owner-occupied households experiencing overcrowding and 10.1 percent of renter occupied households experiencing overcrowding in 2020. When comparing 2019 overpayment rates to 2010 rates from the 5th cycle Housing Element, overpayment for both owners and renters have decreased quite significantly. Overpayment among owner-occupied households decreased from 50.2 percent 36.1 percent, while overpayment among renter-occupied households decreased 64.0 to 52.0 percent overpaying. Although overpayment has decreased, more than half of renters are overpaying for housing and approximately one third of owners are overpaying. This shows a need for affordable housing and homeowner assistance programs. 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. In response to this need the City has included the following programs to increase housing mobility for lower income households: **Program 223** to provide Homebuyer Assistance to First-Time Homebuyers, **Program 7** to help facilitate the development of multifamily housing, **Program 12** to encourage construction of ADUs as a potential future affordable housing opportunity, **Program 14** to support affordable development in a range of sizes, and **Program 265** to improve access to Section 8 housing opportunities for renters.

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 is undertaking a review of its parking requirements, specifically for special needs housing and studio units, to determine whether they pose a constraint to development. If they are a constraint, the City will revise parking requirements for these units.

- Zoning Code updates will be required to bring the code in line with State law, including changes to the zones that permit group homes, single-room occupancy units, farmworker and employee housing, low barrier navigation centers, transitional and supportive housing, and ADUs.
- The City does not have any growth restrictions, moratoria on housing, short-term rental ordinances, or inclusionary requirements that would impact the City's ability to meet its housing needs. 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.
- Current standards for off-site improvements are not considered a barrier to housing production.
- The City currently reviews projects in compliance with SB 330 and will establish an application process related to SB 35.
- The City's Reasonable Accommodation procedure does not present a barrier to development or to the provision of housing for persons with disabilities.
- 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 Huron 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.
- 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 1F-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multijurisdictional 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 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 the best 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 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.
- The City will encourage the countywide Housing Element Technical Committee to establish a list of local labor unions and apprenticeship programs that member jurisdictions can post on their websites. The City will encourage developers and contractors to hire local labor.

Financing:	General Fund
Time Frame:	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.
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	Policy 1.3, Policy 1.4, Policy 2.1, Policy 4.2

Program 2: Review Annexation Standards in Memorandum of Understanding

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 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. As seen in Section 1F-2: Sites Inventory, the City can meet its RHNA without any additional annexations. All sites are in current city boundaries.

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.

Financing:	General Fund
Time Frame:	Meet with the County by December 2026 to review the MOU standards, and update within a year if changes are needed.
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	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 completing the Point-in-Time count every other year and the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will distribute information about local service providers, agencies, and other community organizations that provide services for unhoused individuals and families. The City will also 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 programs available. As a part of this coordination, the City will:

- Reach out to local colleges and universities and local and regional homeless service providers, either individually or as part of the Housing Element Technical Committee, by July 2024 to identify partnership opportunities to conduct Point-in-Time counts.
- Meet with interested partners at least 6 months prior to each January Point-in-Time count to identify and implement strategies to recruit volunteers and conduct a local count.
- 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 programs available.
- Support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services.

Financing:	General Fund
Time Frame:	Distribute information on City website and reach out to potential partner organizations by July 2024 and hold strategy meetings 6 months prior to scheduled Point-in-Time counts,
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 4.6
Quantified Objective:	Conduct a biannual Point-in-Time count and assist with program development and funding identification that will assist at least five homeless persons.

Adequate Sites

Program 4: Provision of Adequate Sites

The City of Huron will provide for a variety of housing types and sizes ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 319 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 the City will make written findings that the remaining sites identified are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the sites inventory list failing to accommodate the remaining RHNA by income level, the City will identify and make available (including rezoning, if needed) additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project. The City will ensure that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.
- Monitor and report residential development through the HCD annual report process.
- 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.

Financing:	General Fund
Time Frame:	Annually monitor as projects are processed.
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 5: 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 and wastewater provider in the city, the City will continue to follow their procedures to grant 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.

Financing:	General Fund, CDBG
Time Frame:	Adopt a policy by July 2025
Implementation Responsibility:	Community Development Department and Public Works Department
Relevant Policies:	Policy 1.7

Program 6: Use of Sites in Previous Cycles

Pursuant to Government Code Section 65583.2(c), any nonvacant sites identified in the prior 5th Housing Element Cycle or vacant sites identified in two or more consecutive planning periods, shall allow densities of 20 dwelling units to the acre and a project shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households. This applies to APNs 07509105S (site 1), 07541002S and 07541002S (site 4)

Financing:	General Fund
Time Frame:	December 15, 2024. Within six months of adoption of the Housing Element.
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2

Affordable Housing Development and Preservation

Program 7: 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 seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households. Identify development opportunities for affordable housing on an annual basis. Meet more frequently if development rates increase.
- Work with public or private sponsors to identify candidate sites for new construction of housing for 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 and home rehabilitation programs for persons with disabilities.
- Continue to offer fee reductions and deferral of development impact fee payments to facilitate affordable housing development and special-needs projects, particularly those on infill sites.

- 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; reduced requirements for curb, gutter, and sidewalk construction; common trenching for utilities; 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 proximity to parks and public facilities on an annual basis, promoting access to related recreational opportunities and services to facilitate and support housing mobility by improving access to resources.

Financing:	HOME, CDBG, Low-Income Housing Tax Credit (LIHTC), Multifamily Housing Revenue Bond, and other funding sources, as available.
Time Frame:	Ongoing, as projects are processed by the City. Annually apply for funding and engage with Central Valley Regional Center at least every two years. Identify development opportunities annually.
Implementation Responsibility:	Community Development Department

Quantified Objective:	Expand the City’s affordable housing inventory by 90 units over the next eight years, 22 extremely low-income, 23 very low-income, and 45 low-income units, at least 8 of which include accessibility modifications to facilitate housing mobility for lower-income households and special-needs groups. Identify site opportunities in desirable neighborhoods and areas with higher median incomes to reduce concentrations of poverty (e.g., Huron Middle School neighborhood-Tract 78.01) and improve access to resources.
Relevant Policies:	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 8: 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 (e.g. Joe Serna grant program) and USDA Rural Development loans and grants, other programs administered by California's Office of Migrant Services (OMS), and other funding sources that may become available. The City will also reach out to local farm employers to identify housing needs and seek funding to support development and 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 identify development opportunities for farmworker housing at least twice in the planning period.

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.

Financing:	General Fund
Time Frame:	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. Particular focus will be given to encouraging housing mobility by facilitating development of farmworker units in desirable neighborhoods and areas with higher median incomes, including the southeast and northeast

	corners of the City. Identify development opportunities at least twice in the planning period.
Implementation Responsibility:	Community Development Department
Quantified Objective:	6 lower-income units set aside for farmworkers and their families to reduce displacement risk for this population.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.4, Policy 2.5, Policy 4.2, Policy 4.3

Program 9: 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 15 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. The City will monitor the effectiveness of the preference policy and if it is not found to be effective, will identify and implement other approaches to meeting the need for housing for farmworker households.

Financing:	General Fund, CDBG, HOME, USDA Rural Development
Time Frame:	Ongoing, as projects are processed through the Planning Division and Community Development Department; annually reach out to developers and determine next steps within six months. Monitor the effectiveness of the preference policy annually via the Housing Element Annual Progress Report. After the 2025 Annual Progress Report in Spring 2025, determine whether the policy has been effective in housing farmworker households. If the policy has not been effective, the City will identify and implement other methods for meeting the farmworker housing need and begin implementing them by the end of 2025.
Implementation Responsibility:	Community Development Department
Quantified Objective:	12 lower-income units set aside for farmworkers or other qualified households to reduce displacement risk. Particular focus will be given to encouraging housing mobility by facilitating development of lower-income units desirable neighborhoods and areas with higher median incomes, including the southeast and northeast corners of the City.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.3

Program 10: Extremely Low-Income Households

Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. To further support the development of SRO units and/or other units of variable sizes that are 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, including 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.

Financing:	General Fund, CDBG, HOME
Time Frame:	Ongoing; as projects are processed by the Planning Division. 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.
Implementation Responsibility:	Community Development Department
Quantified Objective:	145 lower-income units, including 22 units for extremely low-income households to prevent displacement and provide housing mobility opportunities. Particular focus will be given to encouraging housing mobility by facilitating development of lower-income units desirable neighborhoods and areas with higher median incomes, including the southeast and northeast corners of the City.

Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.6
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Program 11: Preservation of At-Risk Housing Units

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Huron. The City must guard against the loss of housing units available to lower-income households. As of August 2023, there are no affordable units that are considered at risk of conversion to market rate in the next 10 years. The City will continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing, the City will contact nonprofit housing providers and the Fresno Housing Authority to pursue options to preserve the projects and 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.

Financing:	General Fund, LIHTC, Multifamily Housing Revenue Bond, and other funding sources as available.
Time Frame:	Annually monitor units at risk of converting; coordinate noticing as required per California law.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Continue to monitor the 767 assisted affordable units in Huron.
Relevant Policies:	Policy 3.6

Program 12: 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, as a place-based revitalization strategy particularly in predominantly in areas with older units and lower incomes, such as neighborhoods within Lassen Avenue and south of Myrtle Street between Mouren Drive and the railroad tracks through the following actions, which are aimed at providing an increased supply of affordable units in the specified neighborhoods, as well as, 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. Reach out directly with the informational materials to homeowners particularly in predominantly single-family neighborhoods with higher median incomes, such as the 1st through 4th Street, Azteca Boulevard and O Street neighborhoods in the southeastern tract.
- Provide informational materials on ADU opportunities to all discretionary land use applicants.
- Publish informational materials at least annually pertaining to ADUs through a combination of media, including the City’s social media accounts and direct mailing.
- By December 2025, identify incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU.

Financing:	General Fund
Time Frame:	Update ADU materials annually, or as needed to reflect changes in State law, and identify and implement incentives for construction by December 2024.
Implementation Responsibility:	Community Development Department (Planning Division)
Quantified Objective:	2 ADUs for lower-income households, 1 for moderate-income households, and 1 for above moderate-income households to improve housing mobility opportunities and reduce displacement risk. Focus particularly in predominantly single-family neighborhoods with higher median incomes, such as the 1st through 5th Street, Azteca Boulevard and O Street neighborhoods in the southeastern tract.
Relevant Policies:	Policy 1.3, Policy 2.1, Policy 2.6

Program 13: 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:

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

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

Program 14: Housing for a Variety of Needs

The City will encourage a variety of 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 and will identify and implement innovative and alternative housing options that provide 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.

Financing:	General Fund
Time Frame:	Identify and implement innovative and alternative housing options to help further housing production by December 2025; amend the Zoning Ordinance as needed.
Implementation Responsibility:	Community Development Department (Planning Division)
Quantified Objective:	90 lower-income units, 55 moderate-income units, and 174 above moderate-income units to reduce displacement risk for all residents and facilitate income-integrated neighborhoods in areas of predominantly single-family development and of concentrated overpayment in the southeast tract and adjacent vacant parcels for future development the along the eastern edge and southeastern corner of the city.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.4

Program 15: Large Sites

The City will encourage and facilitate residential development on larger parcels over ten acres through actions such as subdividing sites to sizes smaller than ten acres or using other site planning methods to encourage the affordability and assumptions established in the sites inventory. The City will proactively conduct outreach efforts on an annual basis until large higher-density sites in the inventory have been developed in order to distribute information to potential developers and provide notice of incentives to further encourage development of larger parcels. Outreach efforts may include, but is not limited to, one-on-one meetings with developers and property owners, as well as maintaining and advertising an inventory of large sites appropriate for residential development and informational materials on available incentives. The City is committed to applying priority project processing and deferral of development impact or permit fees for proposals on large sites that provide low-income, special needs, and/or farmworker housing on these sites. City staff will continue to work with affordable housing builders that have built projects within the City and keep them apprised of available properties for development. City staff will continue to be in direct communication with owners of available properties for development.

<u>Financing:</u>	<u>General Fund</u>
<u>Time Frame:</u>	<u>Prepare informational materials, and notices of the incentives available on available large sites and distribute by December 2024. Other outreach activities annually while the available sites inventory contains higher-density sites larger than ten acres.</u>
<u>Implementation Responsibility:</u>	<u>Community Development Department (Planning Division)</u>
<u>Quantified Objective:</u>	<u>Development of 214 units on large sites, including 47 lower-income, 74 moderate-income and 93 above moderate.</u>
<u>Relevant Policies:</u>	<u>Policy 1.2, Policy 2.3</u>

Removal of Governmental Constraints**Program 165: Zoning Code Amendments**

The City will amend the Municipal Code and add City website links to the Zoning Ordinance portion of the Municipal Code for easy access by citizens and the development community. To address the following development standards and barriers to special-needs housing opportunities:

- **Density Bonus:** Amend the density bonus ordinance to allow up to a 50 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80 percent for projects that are completely affordable, in compliance with state law, 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 to be consistent with all State legislation related to ADUs, ensuring that ADUs are permitted in UR zones and 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:** Develop managerial standards for emergency shelters and allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)). Update the City’s definition of “emergency shelter” to clarify that emergency shelters may include other non-permanent housing interventions, such as a navigation center, bridge housing, and respite or recuperative care in accordance with Code Section 65583(a)(4)(I). Continue to allow emergency shelters as a permitted use without a conditional use or other discretionary permit in at least one zoning district that allows residential uses.
- **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).
- **Residential Care Facilities:** Allow residential care facilities, that do not require a State license, regardless of size for six or fewer persons, in all residential zones in the same manner as other residential uses of the same type in the same zone, in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 and the City’s definition of family.~~31, and a~~ Allow residential care facilities, for seven or more persons that require a State license regardless of size, with a Conditional Use Permit, that the City will evaluate using subjective standards (see Program 21). ~~in all zones that permit residential uses of the same type, in accordance with the City’s definition of family.~~
- **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).
- **Definition of Family:** Adopt a broadened definition of “family” that provides zoning code occupancy standards specific to unrelated adults and complies with fair housing law.
- **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)). Additionally, allow supportive housing in multifamily and mixed-use zones, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)). Define supportive housing as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community (Government Code Section 50675.14(b)(2)).
- **Mobile and Manufactured Homes:** 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).

Additional amendments to reduce barriers to residential development:

- **Unit cap in the R-2 and R-3 Zone:** To ensure the maximum density in the R-2 zone can be achieved the City will remove the 50 units per site requirement. Additionally, the City will remove the 100 units per site requirement in the R-3 zone.
- **Parking Standards:** The City will reduce parking standards for studio and one-bedroom units and special needs housing to mitigate possible constraints on development.

Financing:	General Fund
Time Frame:	Complete remaining Zoning Ordinance amendments by December 2025. 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.
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 2.7, Policy 5.2

Program 176: Reasonable Accommodations and Universal Design

For requests for reasonable accommodations, the City will continue to (1) ensure that review findings for approval are objective, (2) charge no application fees and (3) provide written decisions, made by the City Manager, within 30 days of receipt of a complete application, without requiring any public meetings. 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.

Financing:	General Fund, SB 2 Grant Funding, LEAP Grant Funding
Time Frame:	Create brochures on universal design and the reasonable accommodations ordinance by July 2025 and update biannually, or as needed.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Assist two residents with reasonable accommodation requests to reduce displacement risk and encourage the development of three accessible units to improve housing mobility.
Relevant Policies:	Policy 4.1, Policy 4.5

Program 178: Lot Consolidation and Lot Splits

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. Similarly, where lot splits are needed to facilitate housing development, the City will work with developers and owners to complete lot splits. To encourage lot splits that will facilitate housing development, the City will proactively offer owners of such sites priority processing, deferral of development impact or permit fees, provide

flexibility in development standards, and support infrastructure upgrades through partnering on grant applications and/or direct support if funding allows.

Financing:	General Fund (legislative efforts); Grant funding (implementation)
Timeframe:	Meet with developers and property owners starting in 2024 and annually 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.
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.4, Policy 1.5, Policy 2.4
Quantified Objective:	Support 4 sets of lot consolidations (total of 18 parcels; anticipating 7 <u>4</u> units available to above-moderate households) during the planning period to improve housing mobility, reduce displacement risk, and increase the supply of affordable housing in higher opportunity areas. Approve 4 applications to split parcels that result in feasible sites for housing (anticipating 221 <u>47</u> units affordable to lower-income households, 342 <u>74</u> units affordable to moderate-income households and 381 <u>93</u> units affordable to above moderate-income households) during the planning period.

Program 189: 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, particularly for multifamily housing, on an annual basis to ensure they do not unduly constrain development. As part of the analysis process, meet with multifamily developers at least once by December 2024 to request input regarding constraints associated with fees. Based on feedback received, reduce fees if found to be a constraint. Further, the City will offer deferred or reduced fees to facilitate affordable housing development, as appropriate. The City will remove the unique fee for manufactured housing and ensure that manufactured housing is not charged more in fees than charged to other single-family homes.

Financing:	General Fund
Time Frame:	Meet with multifamily developers by December 2025 and revise fees, by bringing an updated fee schedule to the City Council, if necessary, by December 2026. Review fees annually.

Implementation Responsibility:	Community Development Department, City Council
Quantified Objective:	Facilitate construction of 90 multifamily units during the planning period, targeting missing-middle development in higher-resource areas and encouraging at least 70 of the units to be affordable to lower-income households and 20 to be affordable to moderate-income households.
Relevant Policies:	Policy 1.2, Policy 1.4

Program 2019: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)

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 (EIR) or 60 days after adoption of a mitigated negative declaration (MND) or an environmental report for an affordable housing project. The City will continue to review projects in compliance with SB 330 and use the SB 330 preliminary application form prepared by HCD.

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 under Government Code Section 65913.4. The applications will be available on the City’s website and at public counters.

Financing:	General Fund
Time Frame:	Develop or adopt HCD’s SB 330 preliminary application form by December 2024. Develop an SB 35 streamlined approval process by June 2025 and implement as applications are received.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Facilitate construction of 6 very low-income units and 6 low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas.
Relevant Policies:	Policy 1.4, Policy 2.3, Policy 2.4

Program 2021: Objective Design Standards

The City will develop objective design guidelines and standards to provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments. The objective design standards will apply to all multifamily development projects. Additionally, the City will review its

Conditional Use Permit (CUP) process and revise or remove any subjective findings requirements in order to ensure objectivity in the CUP process, for all cases requiring a CUP.

Financing:	General Fund
Time Frame:	Adopt objective design standards <u>and both review and revise CUP findings requirements</u> by December 2025 and implement thereafter.
Implementation Responsibility:	Community Development Department
Quantified Objective:	90 lower-income units, 55 moderate-income units, and 174 above moderate-income units to improve housing mobility opportunities and reduce displacement risk.
Relevant Policies:	Policy 1.8, Policy 2.7

Housing Quality

Program 224: Housing Rehabilitation Program

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

Financing:	CDBG and HOME funds
Time Frame:	Pursue CDBG, HOME, and other funding opportunities annually to reinstate the housing rehabilitation program.
Implementation Responsibility:	Economic Development Department
Quantified Objective:	Connect at least 4 lower-income households with rehabilitation resources during the planning period. Facilitate rehabilitation of 4 housing units, particularly in areas of concentrated poverty or areas with older housing stock, such as the A Street – H Street, 12th Street, F Street – 12th Street, S. Columbia/E. Early Avenue, and Washington neighborhoods, to facilitate place-based revitalization.
Relevant Policies:	Policy 3.2, Policy 4.1

Program 232: Code Enforcement

The City’s Code Enforcement division will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. 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.

Financing:	General Fund
Time Frame:	Make informational materials on rehabilitation assistance programs available by January 2024, to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received.
Implementation Responsibility:	Code Enforcement and Community Development Department (Building Division)
Quantified Objective:	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.
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 243: Homebuyer Assistance Program

The City of Huron offers a Homebuyer Assistance program to First-Time Homebuyers to help purchase an existing or qualifying new home. The program provides a 30-year deferred, zero interest second mortgage which keeps the first mortgage payment affordable. Promote the availability of the program, particularly in areas with concentrations of renters, particularly lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations and continue to post the program on the City’s website.

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

- Mortgage Credit Certificate (MCC): The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.

- CalPLUS Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- CalHFA Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

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

Financing:	General Fund, HOME funds
Time Frame:	Continue to pursue CDBG, HOME, and other funding opportunities annually to maintain the first time homebuyer assistance program and assist five households per year. Promote available homebuyer resources on City website and public counters in 2024 and ongoing thereafter. Review annually and update, as needed.
Implementation Responsibility:	Economic Development Department,
Quantified Objective:	Connect 4 prospective low-income and/or moderate-income homebuyers with the program to facilitate housing mobility opportunities in the city. Outreach will be focused on lower-income areas of the city with a higher concentration of qualifying households, including single-family neighborhoods to the west of Huron Elementary School, the Los Angeles Street neighborhood west of Keenan Park between Pasadena Avenue and Myrtle Street, the Apple Avenue neighborhood, and in the Almond/Walnut/Pecan Street manufactured home neighborhood in the southeast tract.
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 254: 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’s 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’s 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.
- Seek funding to assist landlords of rental units to make necessary repairs for substandard units.

Financing:	General Fund
Time Frame:	Make information easily available on the City’s website and at public facilities by June 2025.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Assist 3 lower-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs.
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 265: 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.
- Improve access to higher-opportunity areas for lower-income households by encouraging voucher acceptance in desirable neighborhoods in the Huron Middle School area in the southeast tract, including the 1st through 5th Streets, Azteca Boulevard and O Street neighborhoods.
- Work with the Housing Authority to refer interested HCV households to the County program with the goal of maintaining the 6 active HCVs in Huron.
- 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 mobility opportunities for all residents.

- Refer interested households to the Fresno Housing Authority and encourage landlords in desirable neighborhoods in the Huron Middle School area in the southeast tract, including the 1st through 5th Streets, Azteca Boulevard and O Street neighborhoods. to register their properties with the Housing Authority for accepting HCVs.

Financing:	HUD Section 8
Time Frame:	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.
Implementation Responsibility:	Fresno Housing Authority
Quantified Objective:	Conserve the six active HCVs in Huron.
Relevant Policies:	Policy 2.2

Program 276: Housing Discrimination Monitoring and Referral

The Fresno Housing Authority publicizes all information related to housing opportunities, programs 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. In response to the feedback received, the City will improve fair housing outreach capacity and multilingual accessibility to all public resources, information, and meetings, including fair housing resources. 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.

Financing:	General Fund, grant funding
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Time Frame:	Either individually or as part of the Countywide Housing Element Technical Committee (Program 1), meet annually with FHC-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.
Implementation Responsibility:	Community Development Division, Fresno Housing Authority
Quantified Objective:	Reduce displacement risk for 4 individuals or families resulting from language barriers and 2 from discrimination by landlords or property owners.
Relevant Policies:	Policy 5.1

Program 287: 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 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.
- Prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.
- Ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings.
- Facilitate place-based revitalization and improve access to healthy outdoor spaces and reduce exposure to pollutants 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.
- Meet with school district representatives by June 2025 to analyze whether there are links between housing stability and school performance, with an emphasis on schools with a high proportion of socioeconomically disadvantaged students. 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.

Financing:	General Fund
Time Frame:	Refer to each bulleted action for specific timeframes.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Improve access to resources and reduce displacement risk resulting from a variety of factors for at least 15 residents.
Relevant Policies:	Policy 3.1, Policy 3.5, Policy 5.1, Policy 5.2

Place-Based Revitalization

Program 298: 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, in the northwest quadrant of the city, and mixed residential neighborhoods to the west and southwest of Huron Elementary School; the Los Angeles Street (duplex) neighborhood west of Keenan Park between Pasadena Avenue and Myrtle Street, and the Apple/Cherry/Orange/Home Avenue neighborhood in the southwest portion of the city; as well as the 6th and N Street, and portions of 8th and 9th Street neighborhoods in the southeastern tract. Targeted investment in neighborhood revitalization will focus on improving infrastructure, schools, employment, parks, transportation and other community amenities. The City shall implement strategies from its General Plan 2025, which was adopted in 2007, including:

- ~~Parks and Recreation Element~~ Open Space, Conservation, and Recreation Element Policies and Programs 3.13 through 3.3-15 to develop parks which respond to the cultural needs of city's diverse population and encourage the utilization of the existing park system for annual festivals that bring visitors to Huron.
- Air Quality ~~Policy Policies 4.1 E and Programs 4.E.4.3~~ through 4.7 to encourage alternative modes of transportation including pedestrian, bicycle, and public transit usage; promote employment site sponsored transit, day care, and employee services; expand public transportation services and facilities; locate development to minimize direct and indirect emissions; and collaborate with San Joaquin Valley Air Pollution Control District (SJVAPCD), affected agencies and neighboring jurisdictions to address air quality issues and encourage innovative mitigation measures.

- Circulation Element Policies and Actions 5.1 through 5.6 to provide and expand safe, aesthetic and pleasant pedestrian and bicycle access throughout neighborhoods, to the commercial core along South Lassen Avenue, schools, transit stops and public facilities that promote physical activity and provide incentives for the alternative modes of transportation to discourage automobile dependency.
- Land Use Element policies 6.2 through 6.9 which emphasize a city-wide landscape master plan to delineate neighborhoods and encourage energy efficient measures to protect pedestrians with tree canopies; utilize open space, landscaping and screening to mitigate negative impacts related to land use compatibility between the development and adjacent land uses; emphasize pedestrian amenities in the downtown area including landscaped areas, street furniture, lighting and signage; and coordinate residential development in close proximity to planned urban facilities and services to promote pedestrian and bicycle alternatives to auto dependency.

Financing:	General Fund
Time Frame:	Ongoing, per General Plan implementation. A list of specific projects that implement the above policies is updated annually during fiscal year budget and Capital Improvement Plan process
Implementation Responsibility:	Community Development Department
<u>Quantified Objective:</u>	<u>Facilitate the development of bicycle storage facilities in five multifamily developments within the planning period. Development of one neighborhood park during the planning period as a result of new housing development.</u>
Relevant Policies:	Policy 3.1, Policy 3.5

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 1F-1**.

Table 1F-1 Quantified Objective Summary

Program	<u>Extremely Low</u>	Very Low	Low	Moderate	Above Moderate
RHNA	<u>22</u>	<u>2345</u>	45	55	174
New Construction					
Program 7 – Affordable Housing Incentives	<u>22</u>	<u>4523</u>	45		
Program 8 – Support Funding for Farmworker Housing		6			
Program 9 – Farmworker Preference in New Affordable Housing		12			
Program 10 – Extremely Low-Income Households	<u>22145</u>	<u>23</u>	<u>45</u>		
Program 12- Encourage and Facilitate Accessory Units		2		1	1
Program 14 – Housing for a Variety of Needs		90		55	174
<u>Program 15 – Large Sites</u>		<u>47</u>		<u>74</u>	<u>93</u>
Program <u>176</u> – Reasonable Accommodations and Universal Design		3			
Program <u>187</u> – Lot Consolidation and Lot Splits		221		342	388
Program <u>198</u> – Monitoring of Planning and Development Fees		70		20	
Program <u>2019</u> – Preliminary Applications (SB 330) and Streamlined Approval (SB 35)	<u>3</u>	<u>63</u>	6		
Program <u>210</u> – Objective Design Standards		90		55	174
Rehabilitation					
Program <u>221</u> – Housing Rehabilitation Program		4			
Program <u>232</u> – Code Enforcement		10			
Conservation					
Program 10- Extremely Low-Income Households		145			
Program 11 – Preservation of At-Risk Housing Units		767			
Program <u>243</u> – Homebuyer Assistance Program			4		
Program <u>265</u> – Housing Choice Vouchers		142			

Source: City of Huron, February 2023

Notes: Quantified objectives may overlap and therefore identify multiple strategies to achieve the RHNA. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

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SECTION 1F-2: SITES INVENTORY

For the sixth Housing Element update, Huron has been assigned a Regional Housing Needs Allocation (RHNA) of 319 units, including 45 very low-income units, 45 low-income units, 55 moderate-income units, and 174 above moderate-income units.

Units Built or Under Construction

Since the RHNA projection period runs from June 30, 2023, to December 31, 2031, Huron's RHNA can be reduced by the number of units built or under construction since June 30, 2023. **Table 1F-2** shows units built or under construction since June 30, 2023, in Huron.

The Corazón del Valle development is a 61-unit multifamily mixed-use project being built and managed by Fresno Housing in partnership with Silvercrest, Inc. The project will include six units for households earning 60 percent of the area median income (AMI) or below, 11 units for households earning 50 percent of the AMI or below, 14 units for households earning 40 percent of the AMI or below, 29 units for households earning 30 percent of the AMI or below, plus a manager's unit. The project will also include commercial and civic spaces and a community building for resident activities. Corazón del Valle is being built on a lot of approximately six acres with the Assessor's Parcel Number (APN) 075-330-10T, at a density of approximately 10 units to the acre. To develop this project, the City sold land to the developer for \$1 and waived \$450,000 in impact fees. Construction is expected to be completed in November 2023. On **Figure 1F-1**, this project is indicated as Site P-1.

Table 1F-2 Units Built or Under Construction

Site	Project/Assessor's Parcel Number	Units by Income Level					Total Units	Description of Affordable Units	Status
		ELI	VLI	LI	MI	AMI			
P-1	Corazón del Valle	29	25	6		1	61	Tax Credit Allocation HCD Multifamily Housing Program Funding Deed-restriction	Completion expected November 2023

Source: City of Huron, 2023

Planned or Approved Projects

Huron's RHNA can also be reduced by the number of new units in projects that are planned or approved, but not yet built. **Table 1F-2** and **Figure 1F-1** show an inventory of all residential projects that are (as of May 2023) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2031). For each project, the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project.

Mi Casa was approved in 2019, however as of ~~December~~^{October} 2023, construction had not yet begun. The City foreclosed the property. The City plans to purchase the property at an upcoming auction and continue with the project under the name Pyke. The project has received funding from HCD. A new builder has committed to completing the project. On **Figure 1F-3**, this project is indicated as Site P-2. The project will eventually include 43 units on APN 075-320-08S, which is a 10.13-acre site of single-family housing. The homes in the project are advertised as being sized for larger families, with layouts including three- and four-bedroom units.

Table 1F-3 Planned or Approved Projects

Site	Project	Units by Income Level					Total Units	Description of Units	Status
		ELI	VLI	LI	M	AM			
P-2	Pyke (formerly Mi Casa)					43	43	Single-Family Subdivision, Market Rate	Approved 2019, tract map still valid. <u>As of December 2023, the project was continuing to move forward (see paragraph above table).</u>

Source: City of Huron, 2023.

Vacant Land

The sites inventory uses the following assumptions.

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
- **Lower-Income Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites with a general plan land use designation of High Density Residential, which allows up to 29 units per acre. Site 4 includes both High Density and Medium Density Residential land use designations, so units were allocated accordingly between lower income and moderate income affordability using each land use’s respective density.
- Realistic capacity and affordability on Site 49 are based on a pending purchase of these parcels by Self-Help Enterprises in order to build sweat-equity housing for lower-income households. As of October 2023, the sale was in escrow. Self-Help Enterprises has been speaking with City staff about pursuing a density bonus. While there is an active tract map on this site, the purchase has not been completed, so this is listed in the inventory as a site rather than as a pending project. The tract map is comprised of 89 lots. Thus, 89 units have been inventoried in the lower-income category, based on Self-Help Enterprises’ track record for make the dream of

becoming a homeowner a reality for low-income families through their sweat equity model. If the purchase and project do not move forward, it is estimated that this site will have the capacity to accommodate 68 units of above moderate-income housing based on the size of the lot and permitted density. The inventory has a significant surplus of lower-income housing capacity, so the City will still have sufficient capacity to meet the lower-income RHNA if this site does not develop for lower-income households.

- **Moderate-Income Sites.** Sites with a general plan land use designation of Medium Density Residential allow for a density range of 2 to 15 dwelling units per net acre. This land use designation provides for a land use pattern characterized predominantly by small scale attached multiple family residential developments. The typical residential pattern includes duplexes, triplexes and fourplexes, and low rise, high-amenity apartments. These areas were inventoried as feasible for moderate-income residential development. Additionally, sites smaller than 0.5 acres with a general plan land use designation of High Density Residential were designated moderate income. Sites larger than 10 acres with a low-density residential land use designation were inventoried with units at both moderate and above moderate-income affordability level.
- **Above Moderate-Income Sites.** All other sites, which allow only single-family homes at lower densities, were inventoried as above moderate-income units.
- **Realistic Development Potential.** The inventory assumes build out of ~~45-15~~ percent of the maximum permitted density for all sites, except on small ~~moderate and~~ above moderate income sites that are not part of a potential lot consolidation where a maximum of ~~one-three~~ units can be developed. On these sites, one unit per parcel was assumed. See subsection called Realistic Development Potential after Table 1F-4: Vacant Sites for more information.

Table 1F-4 identifies vacant sites that are presently zoned for residential development in Huron. The locations of these sites are shown on **Figure 1F-1**. Based on permitted densities and the assumptions described, the sites identified in **Table 1F-4** can accommodate an estimated ~~987-578~~ units, including ~~260~~ 208 lower-income units, ~~250-88~~ moderate-income units, and ~~477-282~~ above moderate-income units.

Hazards and Other Potential Site Constraints

The Safety Element addresses the topic of public health and safety following State requirements in Section 65302(g) of the California Government Code. State law requires that the Safety Element contain background information and goals and policies to address multiple natural hazards, analyze the vulnerabilities from climate change and contain policies to improve climate change resilience, and assess residential areas with evacuation constraints. The City's Safety Element is contained in the 2025 Huron General Plan, which was updated in July 2007.

The Housing Element sites inventory was screened for the presence of the following hazard zones:

1. Federal Emergency Management Agency (FEMA), 100-year flood zone

2. Department of Water Resources (DWR), Dam Inundation Zone
3. California Geological Survey, California Department of Conservation, landslide susceptibility
4. California Geological Survey, California Department of Conservation, liquefaction susceptibility
5. California Department of Forestry and Fire Protection (CAL FIRE), Fire Hazard Severity Zones (FHSZ)
 - a. State Responsibility Areas (SRA)
 - b. Local Responsibility Areas (LRA)

All sites inventoried as lower-income are outside FEMA 100-year flood zones, though some sites inventoried as moderate- and above moderate-income on the northern edge of Huron are within FEMA 100-year flood zones, as indicated in the environmental constraints column of **Table 1F-3**. Presence of the 100-year flood zone is not an impediment to construction because a minimal amount of fill can be added to the site to mitigate the potential flood risk. Construction can occur as long as the completed floor level is one foot above flood elevation. There are no other known environmental constraints or conditions within the city that could preclude development on identified sites within the planning period, including hazards, airport compatibility, and related land use controls, shape, contamination, easements, or overlays.

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 requires 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 of units affordable to lower-income households.

No nonvacant parcels are included in this inventory. There are 98 vacant parcels on 22 sites in the inventory that were identified in the prior cycle. Of these, two are included in the inventory as sites to accommodate lower-income housing (site 1 and part of site 4). It's unclear if any of these parcels were also included in the fourth cycle because parcels were not identified by APN in Huron's fourth cycle inventory. However, since Huron permits multifamily developments by-right already, development of any sites that were that were identified in two previous cycles will be permitted in accordance with Government Code Section 65583.2(c). **Program 6** is included to ensure compliance with Government Code Section 65583.2(c).

Table 1F-4: Vacant Sites

Site	Assessor's Parcel Number	Potential Lot Consolidation***	Acres	General Plan Land Use	Zoning	In 5th Cycle	Maximum Density	Maximum Units	Realistic Capacity (45-15% of Max., <u>Min.</u> <u>1 per Site</u>)**	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Environmental Constraints
1	07509105S (Portion)		2.25	High Density Residential	R-3	Yes	29	65	29 <u>10</u>	29 <u>10</u>			No
2	07516623		0.27	High Density Residential	R-3	Yes	29	8	4 <u>1</u>		4 <u>1</u>		No
3	07521044		0.21	High Density Residential	R-3	No	29	6	3 <u>1</u>		3 <u>1</u>		No
4	07541002S (Divided)		9.25	Medium Density Residential	R-2	Yes	15	139	62 <u>21</u>		62 <u>21</u>		No
	07541002S (Divided)		10.87	High Density Residential	R-3	Yes	29	315	142 <u>47</u>	142 <u>47</u>			No
5	07518355S		0.28	Medium Density Residential	R-2	Yes	15	4	2 <u>1</u>		2 <u>1</u>		No
	07518356S		0.28	Medium Density Residential	R-2	Yes	15	4	2 <u>1</u>		2 <u>1</u>		No
6	07521039		0.35	Medium Density Residential	R-2	Yes	15	5	1 <u>2</u>		1 <u>2</u>		No
7	07521068		0.43	Medium Density Residential	R-2	Yes	15	7	1 <u>3</u>		1 <u>3</u>		No
8	07523202		0.38	Medium Density Residential	R-2	Yes	15	6	2 <u>2</u>		2 <u>2</u>		No
9	07529404S		1.69	Medium Density Residential	R-2	Yes	15	25	4 <u>1</u>		4 <u>1</u>		100-year floodplain
10	07522103		0.14	Medium Density Residential	R-2	No	15	2	1 <u>1</u>		1 <u>1</u>		No
11	07539010S		47.46	Low Density Residential	R-1	No	10	475	712 <u>14</u>		364 <u>07</u>	354 <u>07</u>	No
12	07541017S		22.60	Low Density Residential	R-1	No	10	226	344 <u>02</u>		175 <u>1</u>	175 <u>1</u>	No
13	07514036		0.08	Low Density Residential	R-1	Yes	10	1	1 <u>1</u>	-	-	1 <u>1</u>	No
	07514037		0.08	Low Density Residential	R-1	Yes	10	1	1 <u>1</u>	-	-	1 <u>1</u>	No
	07514039		0.26	Low Density Residential	R-1	Yes	10	3	1 <u>1</u>	-	-	1 <u>1</u>	No
	07514038		0.36	Low Density Residential	R-1	Yes	10	4	1 <u>2</u>	-	-	1 <u>2</u>	No
	07514040		0.38	Low Density Residential	R-1	Yes	10	4	1 <u>2</u>	-	-	1 <u>2</u>	No
	07514033		0.74	Low Density Residential	R-1	Yes	10	7	1 <u>3</u>	-	-	1 <u>3</u>	No
	07514035		1.24	Low Density Residential	R-1	Yes	10	12	2 <u>6</u>	-	-	2 <u>6</u>	No
	07514034		1.28	Low Density Residential	R-1	Yes	10	13	2 <u>6</u>	-	-	2 <u>6</u>	No
	07514041		1.61	Low Density Residential	R-1	Yes	10	16	2 <u>7</u>	-	-	2 <u>7</u>	No
	07514062		1.76	Low Density Residential	R-1	Yes	10	18	3 <u>8</u>	-	-	3 <u>8</u>	No
07514042		1.79	Low Density Residential	R-1	Yes	10	18	3 <u>8</u>	-	-	3 <u>8</u>	No	
14	07517329S		0.37	Low Density Residential	R-1	Yes	10	4	1 <u>2</u>			1 <u>2</u>	No
15	07523201		0.18	Low Density Residential	R-1	Yes	10	2	1 <u>1</u>			1 <u>1</u>	No
16	07527202		0.08	Low Density Residential	R-1	Yes	10	1	1 <u>1</u>	-	-	1 <u>1</u>	No
	07527203		0.08	Low Density Residential	R-1	Yes	10	1	1 <u>1</u>	-	-	1 <u>1</u>	No
	07527201		0.11	Low Density Residential	R-1	Yes	10	1	1 <u>1</u>	-	-	1 <u>1</u>	No
17	07529108S		0.14	Low Density Residential	R-1	Yes	10	1	1 <u>1</u>	-	-	1 <u>1</u>	No
	07529107S		0.16	Low Density Residential	R-1	Yes	10	2	1 <u>1</u>	-	-	1 <u>1</u>	No
	07529106S		0.16	Low Density Residential	R-1	Yes	10	2	1 <u>1</u>	-	-	1 <u>1</u>	No
	07529109S		0.16	Low Density Residential	R-1	Yes	10	2	1 <u>1</u>	-	-	1 <u>1</u>	No
	07529113S		0.18	Low Density Residential	R-1	Yes	10	2	1 <u>1</u>	-	-	1 <u>1</u>	No

Site	Assessor's Parcel Number	Potential Lot Consolidation***	Acres	General Plan Land Use	Zoning	In 5th Cycle	Maximum Density	Maximum Units	Realistic Capacity (4515% of Max., <u>Min.</u> 1 per Site)**	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Environmental Constraints
	07528114S		0.18	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528301S		0.18	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528113S		0.18	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07529115S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07529114S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07528303S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07529201S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07529116S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07529302S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528302S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07529111S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07528115S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07529301S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528116S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07529303S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07529112S		0.19	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07529202S		0.20	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528201S		0.20	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528203S		0.20	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528202S		0.20	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07529203S		0.20	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528109S		0.21	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07529110S		0.21	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07528304S		0.21	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528101S		0.22	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528107S		0.22	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07529105S		0.22	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	No
	07528108S		0.23	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528102S		0.23	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528103S		0.23	Low Density Residential	R-1	Yes	10	2	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528111S		0.25	Low Density Residential	R-1	Yes	10	3	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528112S		0.26	Low Density Residential	R-1	Yes	10	3	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528110S		0.27	Low Density Residential	R-1	Yes	10	3	<u>1+</u>	-	-	<u>1+</u>	100-year floodplain
	07528119S		2.45	Low Density Residential	R-1	Yes	10	25	<u>4+</u>	-	-	<u>4+</u>	No
	07528104S		0.24	Low Density Residential	R-1	No	10	2	<u>1+</u>	-	-	<u>1+</u>	No

Site	Assessor's Parcel Number	Potential Lot Consolidation***	Acres	General Plan Land Use	Zoning	In 5th Cycle	Maximum Density	Maximum Units	Realistic Capacity (4515% of Max., <u>Min.</u> 1 per Site)**	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Environmental Constraints
18	07535325		0.07	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No
	07535316		0.07	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No
	07535315		0.07	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No
	07535314		0.08	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No
	07535313		0.08	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No
	07535312		0.08	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No
	07535311		0.08	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No
	07535332		0.08	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No
	07535331		0.10	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No
07535330		0.10	Low Density Residential	R-1	Yes	10	1	1	-	-	1	No	
19	07535504	A	0.07	Low Density Residential	R-1	Yes	10	1	3 1 (with consolidation)			3 1	No
	07535505	A	0.08	Low Density Residential	R-1	Yes	10	1	0			0	No
	07535502	A	0.08	Low Density Residential	R-1	Yes	10	1	0			0	No
	07535503	A	0.08	Low Density Residential	R-1	Yes	10	1	0			0	No
	07535605	A	0.07	Low Density Residential	R-1	Yes	10	1	0			0	No
	07535603	A	0.07	Low Density Residential	R-1	Yes	10	1	0			0	No
	07535604	A	0.07	Low Density Residential	R-1	Yes	10	1	0			0	No
	07535606	A	0.07	Low Density Residential	R-1	Yes	10	1	0			0	No
07535607	A	0.07	Low Density Residential	R-1	Yes	10	1	0			0	No	
20	07535610		0.20	Low Density Residential	R-1	Yes	10	2	1			1	No
21	07535614		0.10	Low Density Residential	R-1	Yes	10	1	1			1	No
	07535615		0.10	Low Density Residential	R-1	Yes	10	1	10			10	No
	07535616		0.11	Low Density Residential	R-1	Yes	10	1	10			10	No
	07535617		0.11	Low Density Residential	R-1	Yes	10	1	10			10	No
	07535618		0.11	Low Density Residential	R-1	Yes	10	1	10			10	No
	07535621		0.11	Low Density Residential	R-1	Yes	10	1	10			10	No
	07535619		0.11	Low Density Residential	R-1	Yes	10	1	10			10	No
	07535620		0.11	Low Density Residential	R-1	Yes	10	1	10			10	No
22	07535622		0.11	Low Density Residential	R-1	Yes	10	1	1			1	No
23	07535623		0.11	Low Density Residential	R-1	Yes	10	1	1			1	No
24	07535625		0.10	Low Density Residential	R-1	Yes	10	1	1			1	No
25	07533003T		1.71	Low Density Residential	R-1	Yes	10	17	8 3			8 3	No
26	07515303		0.10	Low Density Residential	R-1	No	10	1	1			1	No
27	07516402		0.26	Low Density Residential	R-1	No	10	3	1			1	No
28	07517328		0.23	Low Density Residential	R-1	No	10	2	1			1	No
29	07518327S		0.21	Low Density Residential	R-1	No	10	2	1			1	No
30	07519274		0.13	Low Density Residential	R-1	No	10	1	1			1	No

Site	Assessor's Parcel Number	Potential Lot Consolidation***	Acres	General Plan Land Use	Zoning	In 5th Cycle	Maximum Density	Maximum Units	Realistic Capacity (4515% of Max., <u>Min. 1 per Site</u>)**	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Environmental Constraints
31	07520044		0.18	Low Density Residential	R-1	No	10	2	1			1	No
32	07520051		0.13	Low Density Residential	R-1	No	10	1	1			1	No
33	07520068		0.15	Low Density Residential	R-1	No	10	2	1			1	No
34	07520069		0.16	Low Density Residential	R-1	No	10	2	1			1	No
35	07522102		0.14	Low Density Residential	R-1	No	10	1	1			1	No
36	07518302T		0.22	Low Density Residential	R-1	No	10	2	1			1	No
37	07522108	B	0.07	Low Density Residential	R-1	No	10	1	1 (with consolidation)			1	No
	07522109	B	0.07	Low Density Residential	R-1	No	10	1	0			0	No
38	07522112		0.14	Low Density Residential	R-1	No	10	1	1			1	No
39	07522118	C	0.07	Low Density Residential	R-1	No	10	1	1 (with consolidation)			1	No
	07522117	C	0.07	Low Density Residential	R-1	No	10	1	0			0	No
	07522115	C	0.07	Low Density Residential	R-1	No	10	1	0			0	No
	07522116	C	0.07	Low Density Residential	R-1	No	10	1	0			0	No
40	07522132	D	0.07	Low Density Residential	R-1	No	10	1	1 (with consolidation)			1	No
	07522133	D	0.07	Low Density Residential	R-1	No	10	1	0			0	No
	07522120	D	0.14	Low Density Residential	R-1	No	10	1	0			0	No
41	07522221		0.14	Low Density Residential	R-1	No	10	1	1			1	No
42	07522412		0.17	Low Density Residential	R-1	No	10	2	1			1	No
43	07523205		0.15	Low Density Residential	R-1	No	10	2	1			1	No
44	07523408		0.14	Low Density Residential	R-1	No	10	1	1			1	No
45	07523620		0.16	Low Density Residential	R-1	No	10	2	1			1	No
46	07526401		0.11	Low Density Residential	R-1	No	10	1	1			1	No
47	07536003S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07536004S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07536005S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07536006S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07536007S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07536008S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07536009S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07536010S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07536011S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07536012S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07536013S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07536014S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07536015S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07536016S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
07537001S		0.15	Low Density Residential	R-1	No	10	2	1			1	No	

Site	Assessor's Parcel Number	Potential Lot Consolidation***	Acres	General Plan Land Use	Zoning	In 5th Cycle	Maximum Density	Maximum Units	Realistic Capacity (4515% of Max., Min. 1 per Site)**	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Environmental Constraints
	07537002S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07537003S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07537004S		0.15	Low Density Residential	R-1	No	10	2	1			1	No
	07537005S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07537006S		0.16	Low Density Residential	R-1	No	10	2	1			1	No
	07537007S		0.20	Low Density Residential	R-1	No	10	2	1			1	No
	07537008S		0.16	Low Density Residential	R-1	No	10	2	1			1	No
	07537009S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07537010S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07537011S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07537012S		0.15	Low Density Residential	R-1	No	10	1	1			1	No
	07537013S		1.00	Low Density Residential	R-1	No	10	10	41			41	No
	07541015S		2.46	Low Density Residential	R-1	No	10	25	114			114	No
48	07541016S		7.90	Low Density Residential	R-1	No	10	79	3612			3612	No
	07541022S		19.44	Low Density Residential	R-1	Yes	10	194	8729			8729	No
49	07542034S		3.50	Low Density Residential	R-1	No	10	35	89*	89*			No
	07543021S		6.09	Low Density Residential	R-1	No	10	61	0*	0*			No
Total									980470	260146	25087	477237	

*Realistic capacity and affordability are based on a pending purchase of these parcels by Self-Help Enterprises to build sweat-equity housing for low-income households. While there is an active tract map on this site, and the purchase was in escrow as of October 2023, the parcel is listed in the inventory as a site rather than as a pending project. If the purchase and project do not move forward, it is estimated that this site will have the capacity to accommodate 68 units of above moderate-income housing based on the size of the lot and permitted density. The inventory has a significant surplus of lower-income housing capacity, so the City will still have sufficient capacity to meet the lower-income RHNA if this site does not develop for lower-income households.

Source: City of Huron, 2023.

**Moderate and above moderate-income sites with a maximum capacity of ~~one-three~~ units that were not part of a site with a possible lot consolidation were assumed to have a realistic capacity of one unit. For sites marked as candidates for lot consolidation, the total realistic capacity on the consolidated site is indicated with the first parcel and is based on the maximum capacity for all of the parcels combined. A minimum one unit per lot consolidation was assumed.

***Four possible lot consolidations were identified for above-moderate income units. As is indicated by each parcel's maximum capacity, each parcel could develop a single unit on its own, so consolidation is not strictly required for development. However, because the parcels are small and adjacent to each other, it is possible that consolidating the parcels into a larger lot could facilitate development. The City has included **Program 187** to facilitate any lot consolidations that may facilitate the development of smaller sites.

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Realistic Development Potential

In determining the realistic capacity for the City’s inventory of sites, the City considered land use controls and site improvements prior to evaluating the track record of built projects. Based just on the land use controls and site improvements, the City assumed an 80 percent adjustment 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. 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-estimate unit potential.

Two recent or pending multifamily development projects in the city have occurred, one on a site with a General Plan Land Use designation of Light Industrial and M-L zoning, the other with a General Plan Land Use designation of Residential High Density and R-3 zoning. This does not have a maximum density but conditionally permits planned developments. These projects developed at approximately 14 and 10 dwelling units per acre, which is consistent with densities where moderate-income housing would be developed, but both projects were developed for lower-income households. This suggests that lower-density areas in Huron have the potential to develop at rates affordable to lower-income households. An additional market-rate single-family project with an approved map had a General Plan Land Use designation of Low-Density Residential and R-1 zoning and is planned to develop at 43 percent of the site’s maximum density. Residential development has occurred at an average of 46 percent of the maximum capacity permitted by zoning.

After considering the 80 percent adjustment factor, average 46 percent buildout of all project examples and shown in **Table 1F-5a**, Realistic Capacity Project Examples, the City decided to assume a conservative 45 15 percent capacity on the sites in **Table 1F-4**, Vacant Sites. However, moderate and above-moderate sites with a maximum capacity of one up to three units that were not part of a proposed lot consolidation were assumed to develop at maximum capacity a realistic capacity of one unit, as they were presumed to be adequate for a single-family home. The City’s RHNA inventory has significant surplus capacity, so development at lower than this estimated percentage will not put the City into a deficit.– Additional representative projects from nearby cities are shown in **Table 1F-5b**.

Table 1F-5a Realistic Capacity Project Examples, Huron

Project Name	Affordability	Acres	Project Status	General Plan / Zoning	Max Density du/ac	Max. Allowable Units	Total Project Units	Developed Density du/ac	Realistic Capacity
Valley Village Family Apartments	Lower	4.95	Construction Expected to Finish November 2023	RHD/R-3	29	144	72	14	49%
Corazón del Valle	Lower	6	Construction Expected to Finish November 2023	Light Industrial/M-L	N/A	N/A	61	10	N/A
Pyke (formerly Mi Casa)	Market Rate	10.13	See paragraph above Table 1F-3 top of Page 1F-34	Low-Density Residential/R-1	10	101	43	4	42%
Average									46%

Source: City of Huron, 2023. Projects do not include density bonus units.

Table 1F-5b Realistic Capacity Project Examples, Nearby Cities

Project Name	City	Affordability	Acres	Project Status	General Plan / Zoning	Total Project Units*	Max. Allowable Units	Realistic Capacity
Warthan Place	Coalinga	Low/Very Low	5	Approved - 2020	RHD	81	125	65%
Pacific & Elm Multifamily Project	Coalinga	Low/Very Low	5	Approved - 2020	RHD	76	125	60%
2020 S. Landucci	Firebaugh	Moderate-Income	0.56	Constructed – 2019	Residential Medium/R-2	8	7	114%
Arroyo del Camino II (801 S Corcoran)	Avenal (Kings County)	Lower	2.7	Constructed. Building Permits Issued 2018.	RHD/R-3	36	38	95%
Guardian Village	Reedley	100% AMI	1.92	Approved 2022	HDR / RM-2	48	41	117%
El Valle Apartments	Reedley	Market Rate	0.83	Approved 2017	HDR / RM-2	20	18	111%
Sanger Crossing 1 and 2	Sanger	Lower	4.96	Constructed 2021	Residential Medium Density/RM-2.5	81	86	94%
Average								94%

Source: Cities of Coalinga, Firebaugh, Avenal, Reedley and Sanger, 2023. Projects do not include density bonus units.

Large Sites

Assembly Bill (AB) 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Site 4 in **Table 1F-4** is divided between approximately 9.0 acres of land with a General Plan Land Use designation of Medium-Density Residential and 10.87 acres of land with a General Plan Land Use designation of High-Density Residential. Recent lower-income multifamily housing has occurred on smaller sites of 4.95 and 6.0 acres. However, inclusion of this site is not necessary for the City to meet its RHNA requirement at either the lower-income or moderate-income level. The site has been included to highlight its availability, as development on this site would help to bridge a gap of vacant land between several existing apartment complexes, both affordable and market-rate.

Sites 11 and 12 in **Table 1F-4** are each estimated to develop units at both moderate and above-moderate income affordability levels, and it is estimated that Site 48 will develop units for above moderate-income households. All three sites ~~provide surplus capacity to the inventory and are not necessary to meet the RHNA but~~ are considered likely to develop either as a whole or partial site during the planning period, as they are close to existing single-family residential areas. As is shown in **Table 1F-5a**, Realistic Capacity Project Examples, a project on a 10-acre site has an active approved map for a 43-unit subdivision. It is estimated that Sites 11, 12, and 48 will also develop as single-family subdivisions.

Through **Program 15** the City will facilitate the development of higher-density, affordable housing on large sites by subdividing sites into parcels smaller than ten acres, conducting proactive outreach to developers and property owners to market sites, and offering development incentives for affordable or special-needs housing on large sites. The City has included **Program 187** to facilitate any lot splits that might be required to facilitate the development of larger sites. Including proactively offering owners of such sites priority processing, deferral of development impact or permit fees, providing flexibility in development standards, and supporting infrastructure upgrades through partnering on grant applications and/or direct support if funding allows.

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 did not entitle any ADUs during the previous planning period. However, the City intends to promote further ADU development and anticipates that 4 ADUs will be built by December 2031. To

promote ADUs, the City has included **Program 12** to comply with State law and make construction of ADUs feasible for more property owners.

ADUs are seen as an appropriate housing type for a primary residence for low-income households. Because regional affordability analysis of ADUs was not available for Fresno County, 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 five-year estimates, the median gross rent for one-bedroom units in Huron is \$623 per month, and for two-bedroom units is \$720 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 rental cost of one- and two-bedroom units in Huron. However, the City has decided to take a conservative approach and assume that 25 percent of ADUs will be affordable to moderate-income households, and 25 percent will be affordable to above moderate-income households.

RHNA Summary

Table 1F-6 provides a summary of Huron’s ability to meet the 2023-2031 RHNA. After accounting for units built or approved or under construction and capacity on vacant sites, Huron has a surplus in all income categories and a total surplus of 259,776 units.

Table 1F-6 RHNA Summary

Income Category	RHNA	Vacant Sites (Table 1E-3)	Under Construction and Pending Projects (Tables 1F-1 and 1F-2)	Projected ADUs	Total Capacity	Unit Surplus
Very Low	45	<u>260146</u>	60	2	<u>322208</u>	<u>232118</u>
Low	45					
Moderate	55	<u>25087</u>	0	1	<u>25188</u>	<u>49633</u>
Above Moderate	174	<u>477237</u>	44	1	<u>522282</u>	<u>348108</u>
Total	319	<u>987470</u>	104	4	<u>1,088580</u>	<u>776259</u>

Source: City of Huron, 2023

Adequacy of Public Facilities

The City of Huron provides public water service. Huron is not dependent on special districts or private entities for water service within the city’s urban boundaries. Huron’s source of public water supply is surface water provided through contract with the California Aqueduct and the Westlands Water District (WWD) and also contracts with the United States Bureau of Reclamation (USBR). The City’s operational surface water treatment plant, Plant 2, has a capacity of 2.1 million gallons per day (mgd). The City contracts with the USBR to receive 3,000-acre feet (a.f.) per year and has a second contract with the WWD

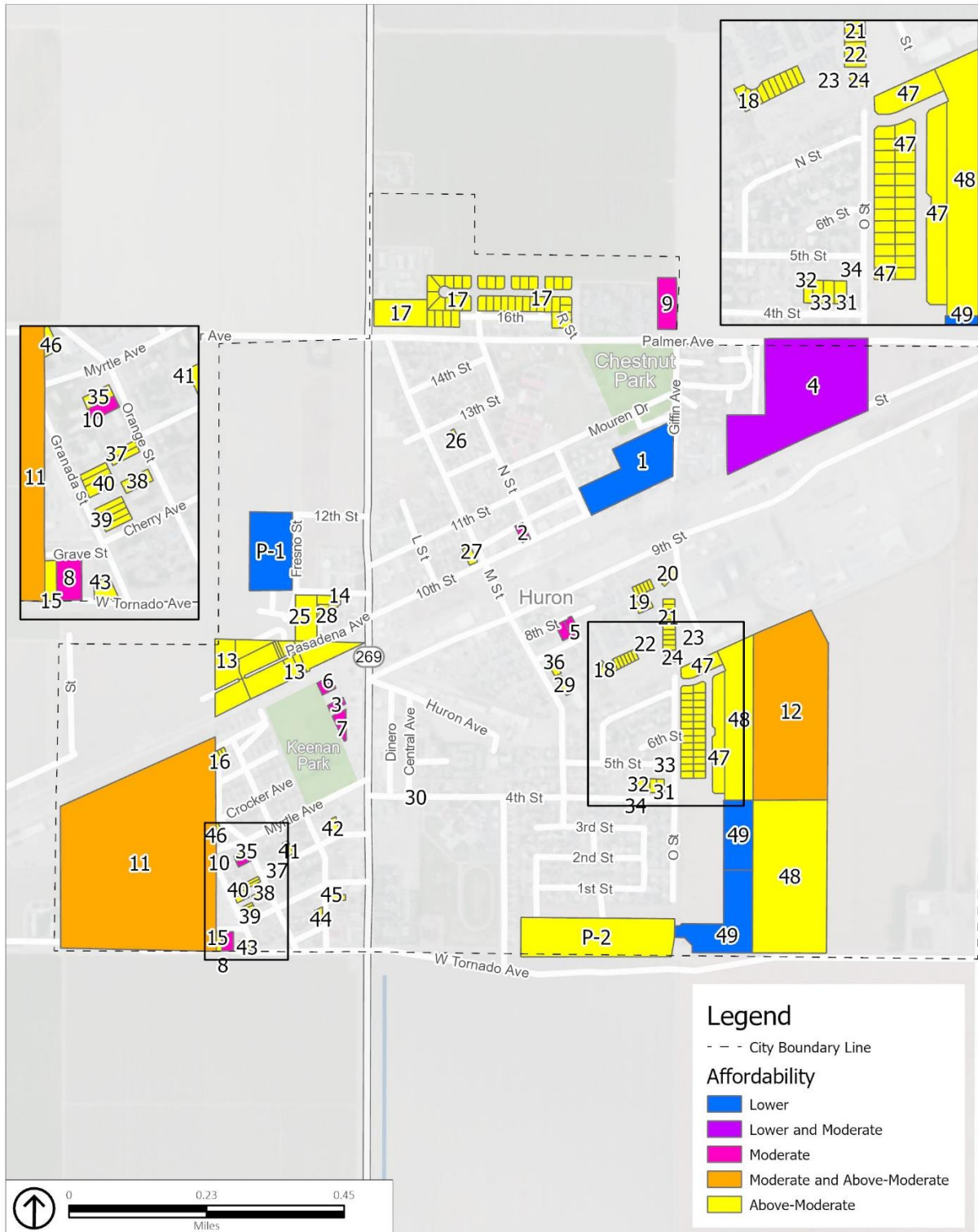
to receive 900 a.f annually. As of 2017, the system provided potable water to approximately 876 connections for both residential and commercial uses. The City estimates that in a single dry-year scenario through 2040, the City's contracted surface water supplies are adequate to meet projected demand for a single dry year with no anticipated excess water supply from its two water allocation contracts. During drought years or other mandated reductions for environmental purposes, total water supply can fluctuate from year to year. In the 2013 to 2016 severe drought period, the City was able to purchase water to meet the City's needs. The maximum contract amounts for both the WWD and USBR are subject to limitations based on the availability of aqueduct water during any one year. However, it is anticipated that total contract supply is adequate for the City's foreseeable growth.

Huron's water system is a looped system with 10-inch mainlines and 6- to 8-inch distribution lines for the most part. As part of an ongoing program of upgrades, the City is in the process of making several infrastructure and process updates to improve water quality. Huron has implemented Development Impact Fees to cover the cost of infrastructure improvements, including water supply (treatment and storage) as the city grows.

The City also provides wastewater service to its residents. The City annexed the land upon which the Wastewater Treatment Plant (WWTP) is located in 2017. As of 2019, the City served an estimated 864 sewer hook-ups across the city. As of 2014, the WWTP had a permitted capacity of 1.0 mgd. During 2015, the WWTP treated an annual average daily flow of 404,000 gallons per day, which left an available treatment capacity of approximately 596,000 gallons per day. Though previous studies estimated that the wastewater system would reach its capacity in 2025, demand for wastewater has decreased in recent years, so it is anticipated that the plant will have sufficient capacity to accommodate growth for several years beyond what was previously estimated.

As the water and wastewater provider in the city, the City will continue to follow their procedures to grant 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, per Program 5.

FIGURE 1F-1: HURON SITES INVENTORY



Source: City of Huron, 2023

SECTION 1F-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.”¹

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze what previously was defined by the United States Department of Housing and Urban Development (HUD) as racially or ethnically concentrated areas of poverty (R/ECAP), which has been replaced in 2023 as Area 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 Huron, 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 Huron identified factors that contribute to fair housing issues. These contributing factors are included in **Table 1F-14, 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 1F-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. AB686 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.

¹ 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.

Outreach

Community Workshop

On September 1, 2022, the City of Huron held an in-person 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 Fresno Council of Governments (FCOG) listserv of regional stakeholders and community-based organizations (CBOs), contacted the Fresno County Authority to post and distribute flyers to affordable housing residents, and posted to a 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.

The workshop was attended by 10 participants, one of the highest turnouts for a workshop among Fresno County jurisdictions outside of the cities of Fresno and Clovis. For this event, the City offered concurrent Spanish interpretation. The workshop kicked off with a discussion about what participants considered the most critical housing issues in Huron. In response, participants identified barriers to homeownership and what can be done to promote homeownership, particularly for undocumented residents; a shortage of affordable rental housing, overcrowding, absentee landlords, and rental property conditions; and the influx of real estate investors flipping units for profit, selling for higher prices, and removing those units from the affordable housing stock. Participants identified a need for all types of housing in the community, with emphasis on senior housing complexes, and mutual self-help housing to expand ownership opportunities. Additionally, participants identified a need for public services (Women, Infants, and Children [WIC] and Enhanced Direct Enrollment [EDE] offices have been relocated to Coalinga), a high school, medical facilities, and improved street lighting infrastructure. On a larger scale, participants expressed desire to expand the economy and job opportunities to include non-agricultural industries. As in most communities in western Fresno County, participants also discussed water shortage as a constraint to further residential development in the city.

During the discussion, the Interim City Manager responded to many of the participant's inquiries, reporting that a new high school is planned for the southern portion of the city, to be surrounded by single-family zoning, and a senior housing complex is being planned in the northern portion of the city. In response to street lighting and traffic signalization on Lassen Avenue, the City is aware of the need for traffic controls; however, that improvement is within Caltrans' jurisdiction.

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 **Table 1F-14, Factors Contributing to Fair Housing Issues**.

Programs to Address Community Workshop Comments

- Per Program 5, the City will assess the availability and capacity of public facilities with the development viability of the vacant sites inventory.

- Per Program 7, the City will provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households that meet the needs of female-headed, single-parent, and large-family households of all income levels.
- Per Program 12, the City will encourage the construction of accessory dwelling units (ADUs), as a place-based revitalization strategy particularly in areas with older units and lower incomes. In addition, to facilitate ADU production, as part of Program 165 the City will amend the Zoning Code to be consistent with all State legislation related to ADUs.
- Per Program 232, the City will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes.
- Per Program 243, the City will continue to offer a Homebuyer Assistance program to First-Time Homebuyers to help purchase an existing or qualifying new home. The program provides a 30-year deferred, zero interest second mortgage which keeps the first mortgage payment affordable.
- Per Program 265, the City will work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the Housing Choice Voucher (HCV) program throughout the city to promote housing mobility opportunities for all residents.
- Per Programs 287 and 298, the City will prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities through implementation of the City's General Plan and Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.

Study Session

A Joint City Council and Planning Commission study session was held in person on September 7, 2022, to discuss the Housing Element Update and process. The study session was open to the public and held in person. Commentary was limited and no public comment related to fair housing was received at the meeting, instead focusing on the income distribution of the city's RHNA.

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 Huron and received responses from one. A stakeholder representative from the Coalinga-Huron Unified School District was interviewed on October 27, 2022.

The stakeholder indicated that, although homes are relatively affordable in Huron in relation to the eastern portion of Fresno County, there is a need for new housing mobility opportunities, affordable multifamily housing, and accessible rental units for seniors and persons with disabilities. Further, the school district representative identified housing conditions, particularly in the mobile home stock, as substandard, and a need for additional financial assistance for rehabilitation. Additionally, without developer fees,

improvements to educational facilities in the school district typically funded with these revenues are limited, impacting residents' access to educational resource opportunities.

The stakeholder noted that the distance of Huron from most of the regional public services, facilities and employment opportunities in the eastern portion of the county results in long commutes for many residents. Further, stakeholders emphasized that Huron's distance from urban centers, including the services and employment opportunities in those areas, results in longer commute distances and a shortage of accessible personal and medical service providers, particularly for seniors and persons with disabilities. The stakeholder identified a need for expanded services to these populations in the city and enhanced transit connectivity to easily access resources elsewhere in the county. As was iterated at the community workshop, the stakeholder identified the water supply to this area as the primary constraint to new residential development.

Fair housing representation, lack of financial literacy, language barriers, rental property application requirements, and affordable housing resources for lower-income households and especially a large population of seasonal farmworkers associated with the agricultural economic base were also identified as fair-housing concerns for Huron residents. The stakeholder identified a need for more education about fair housing laws – rights and requirements – for both tenants and housing providers. Lack of awareness about fair housing laws results in increased discrimination cases, confusion about resources that are available to tenants, and more. Additionally, participants identified a need for education and counseling opportunities for potential homebuyers to understand and navigate the homebuying process, particularly for first-time homebuyers.

Programs to Address Consultation Comments

- Per Program 5, the City will continue to follow their procedures to grant 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.
- Per Program 7, the City will 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 seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed, and single-parent households, persons experiencing homelessness, and extremely low-income households.
- Per Programs 8 and 9, the City will support funding for new farmworker housing, annually monitor the status of farmworker housing, and will require that farmworkers be given preference in 15 percent of new units in affordable projects with City assistance.

- Per Program 10, the City will 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.
- Per Program 176, 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.
- Per Program 224, the City will pursue funding under federal and state programs to reinstate the affordable housing rehabilitation program.
- Per Program 243, the City will continue to offer a Homebuyer Assistance program to First-Time Homebuyers to help purchase an existing or qualifying new home. The City will promote it, particularly in areas with concentrations of renters, particularly lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations and will continue to post the program on the City’s website.
- Per Program 265, 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 mobility opportunities for all residents.
- Per Program 276, the City will 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.
- Per Program 287, the City will meet with school district representatives by June 2025 to analyze whether there are links between housing stability and school performance, with an emphasis on schools with a high proportion of socioeconomically disadvantaged students. 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. Furthermore, the City will prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.

Fair Housing Issues

Patterns of Integration and Segregation 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).

TCAC/HCD City of Huron Opportunity Mapping

At the time of this writing (summer 2023), 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 2022 TCAC/HCD Opportunity Map followed by the subsequent 2022 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 internal comparisons of Fresno County cities and communities.

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 community of Biola and the City of Kingsburg are both designated as moderate to highest resource areas based on local context. However, in the 2022 COG Geography TCAC/HCD Opportunity Map, both are designated as low resource areas. 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 2022 in these communities. The primary driver of the change in resource area designation is likely based on 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.

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. The City of Huron consists of two census tracts and four block groups, two of which include adjacent unincorporated county areas. The San Joaquin Valley Railroad divides the city into northern and southern sections. TCAC/HCD Opportunity Area Maps designate the southeast quadrant of the city as low resource, with the northeast and southwest quadrants designated as areas of high segregation and poverty (**Figure 1F-2, Local TCAC/HCD Opportunity Areas**). There is no resource score designated for the northwest quadrant of the city, likely because this land is primarily vacant. No significant changes were made to resource designations in Huron between the 2021 TCAC/HCD Opportunity Map and 2022 COG Geography TCAC/HCD Opportunity Map with the exception of the northeast quadrant being included in the high segregation and poverty designation.

Income Distribution

TCAC/HCD estimates an expected economic outcome for the entire city, regardless of median income, suggesting that the economic score may rely more heavily on other factors, such as high poverty rate, lower adult education attainment rates, a high unemployment rate, and a predominance of low-wage employment within a given commute radius. According to 2016-2020 American Community Survey (ACS) data, the citywide median household income is \$31,429, well below the statewide median of \$78,672, and the 2020 Fresno County median of \$57,109. The City of Huron's southern side includes the Huron Middle School low-resource tract with a household median income of \$44,042; and quadrant Kenan Park neighborhood in the southwest portion of the city, designated high segregation and poverty, with a household median income

of \$ 30,132. The northern high segregation and poverty area has an extremely low median income ranging between \$17,738 and \$19,782 (**Figure 1F-3, Local Median Income**).

The ACS estimates that, in the City of Huron, 33.0 percent of households make less than 30.0 percent of the area median income (AMI), which is considered extremely low income (**Figure 1F-4, Local Poverty Rate**). In the low-resource designated portion of the city, the rate of poverty is 26.2 percent, as compared to 53.6 percent in the quadrants that correspond to the TCAC/HCD high segregation and poverty area designation.

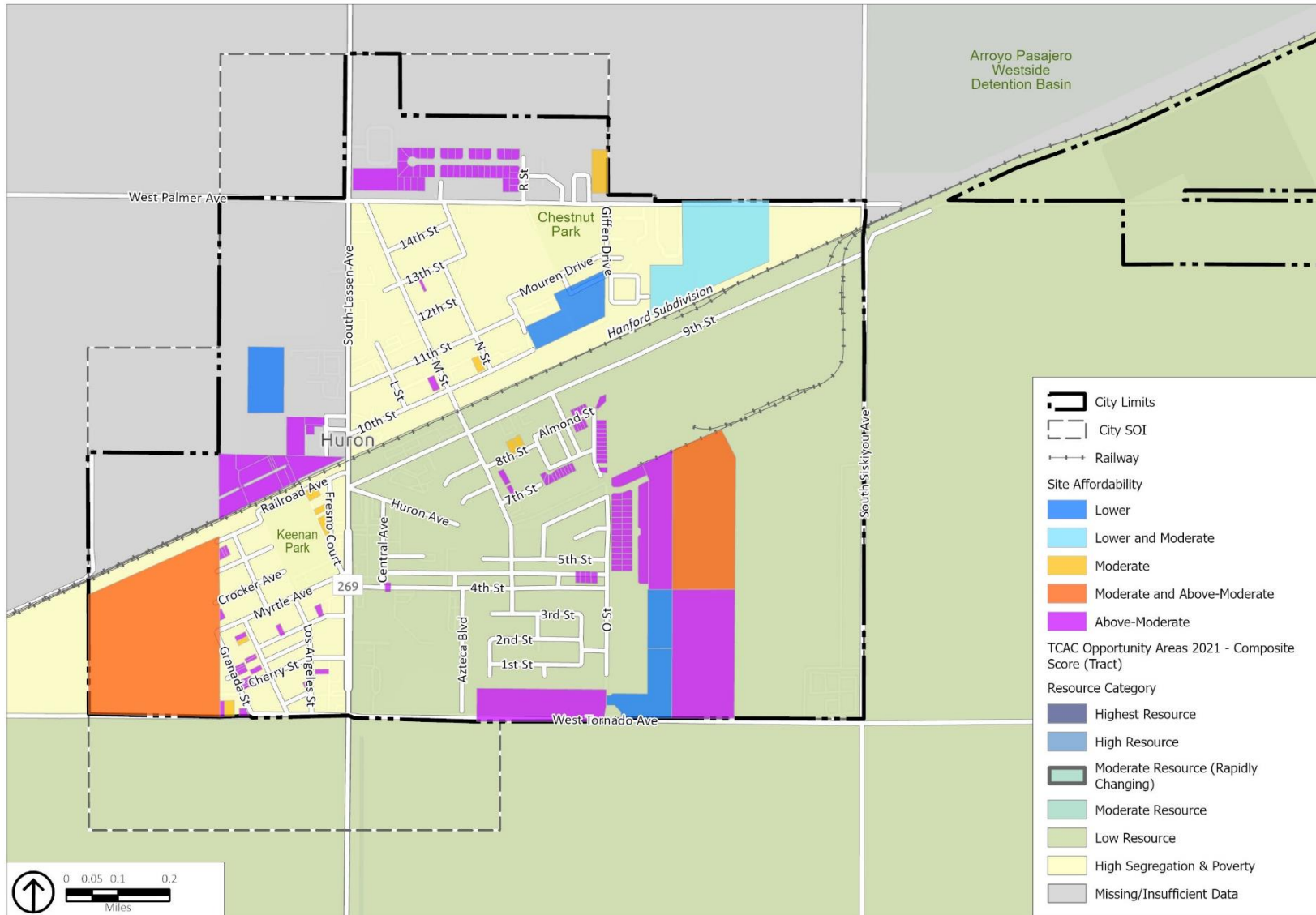
The median household income in the City of Huron has increased slightly between 2014 and 2020. Citywide median household income in 2014 was \$23,100, while in 2020, citywide median household income was \$31,429. However, by 2020, the median household income had slightly dropped in the southeastern block group from \$46,884 in 2014, although this block group includes a large area outside of the city boundary and so may not be reflective of conditions specifically for Huron residents.

Given the low median incomes and high rates of poverty prevalent throughout Huron, many households may face challenges securing or retaining safe and suitable housing.

Programs to Address Patterns of Integration and Segregation: Income Distribution

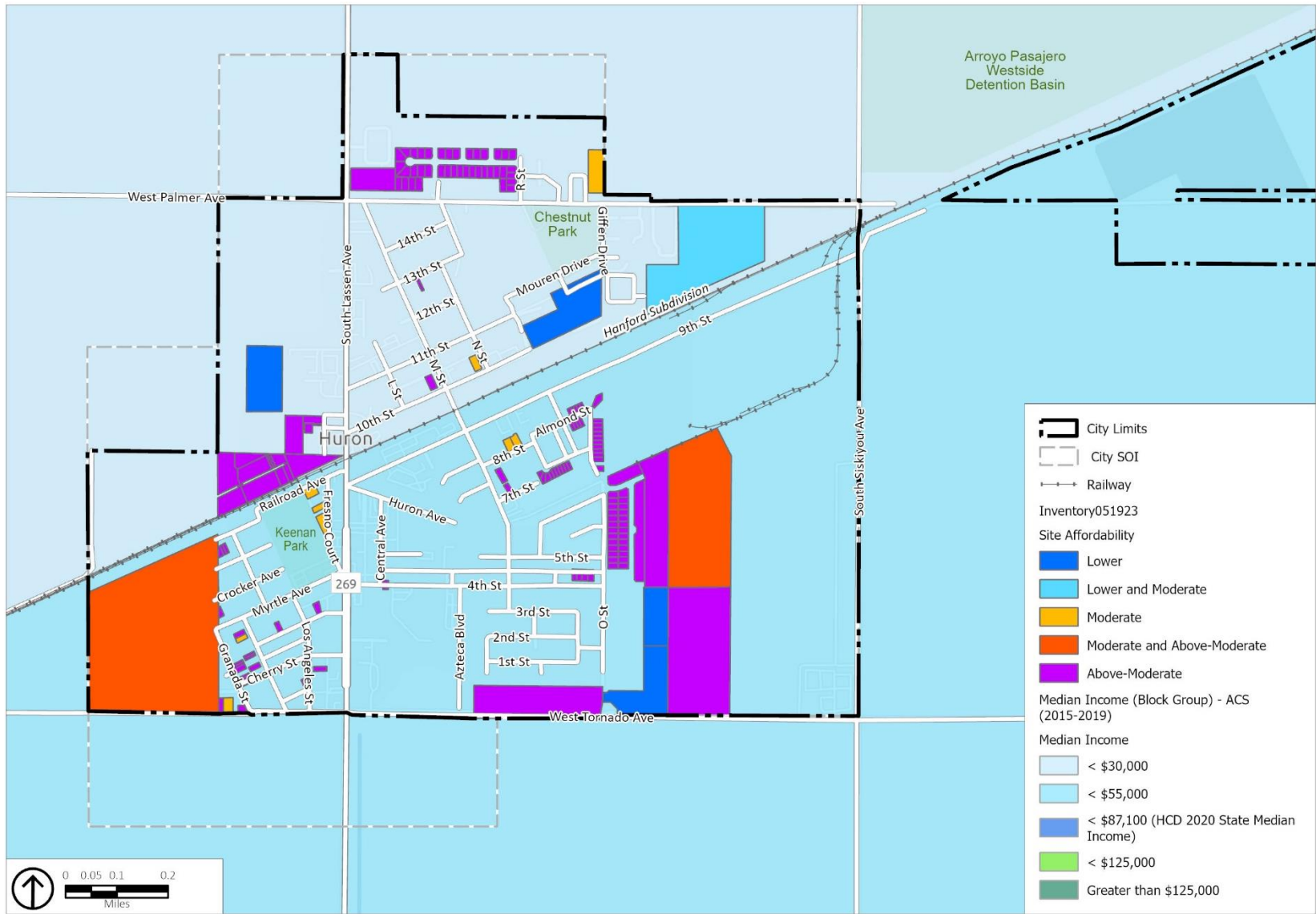
- Per Program 7, the City will continue to seek partnerships and meet at least every other year with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special-needs populations, such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households.
- Per Program 12, the City will take several steps to encourage the construction of ADUs, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households. In addition, to facilitate ADU production, per Program 15, the City will amend the Zoning Code to be consistent with all State legislation related to ADUs.
- Per Program 14, the City will encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes.
- Per Program ~~187~~, the City will create additional opportunities for infill development and affordable housing by revising maximum lot coverages in certain areas and facilitating lot consolidations.
- Per Program ~~265~~, the City will improve access to higher-opportunity areas for lower-income households by encouraging voucher acceptance in higher-resource neighborhoods.

FIGURE 1F-2: LOCAL TCAC/HCD OPPORTUNITY AREAS



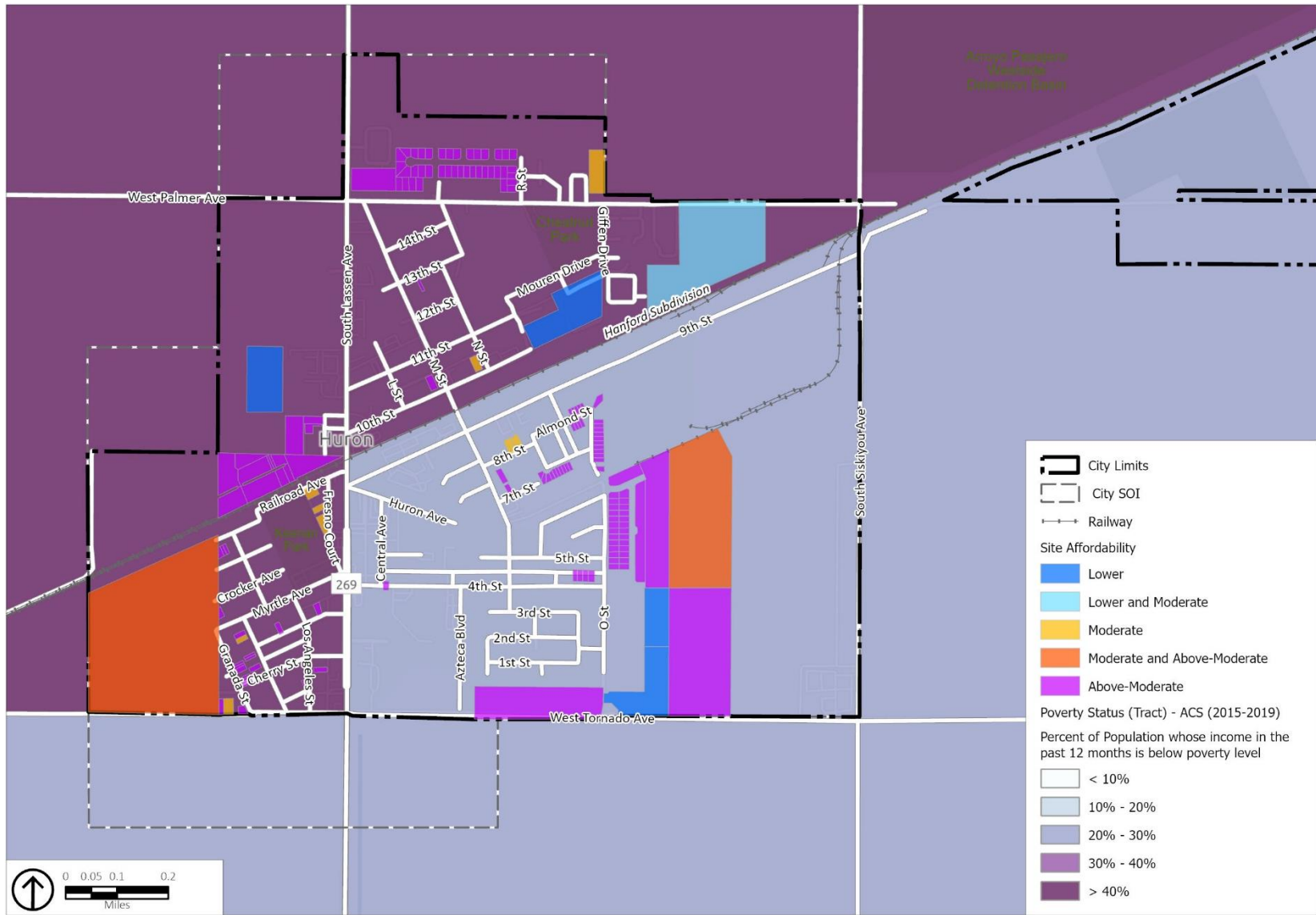
Source: HCD 2021

FIGURE 1F-3: LOCAL MEDIAN INCOME



Source: ACS 2015-2019

FIGURE 1F-4: LOCAL POVERTY RATES



Source: ACS 2015-2019

Racial and Ethnic Characteristics

Huron's largest demographic group is Hispanic, comprising 95.7 percent of the city's population, the highest representation of this group among Fresno County jurisdictions. Overall, communities of color residents comprise 97.5 percent of the city's population. White non-Hispanic residents comprise just 2.5 percent, with all other non-Hispanic racial and ethnic groups represented by smaller populations, each comprising less than 1.0 percent of the city's population. Given the high proportion of Hispanic residents in Huron, there are little to no spatial differences in racial and ethnic composition throughout the city. As shown in **Figure 1F-5, Local Racial Demographics**, all of Huron has a similar proportion of non-White residents, ranging from 98.4 percent of the population in the southeast Huron Middle School neighborhoods to 99.3 percent in the Keenan Park neighborhood.

The northern half of Huron and the area west of State Route (SR) 269 are identified as an Area of High Segregation and Poverty. Although the regional 2021 TCAC/HCD Opportunity Map methodology was used during the preparation of this AFH chapter, as described previously, the data that methodology relied on for HUD's 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.

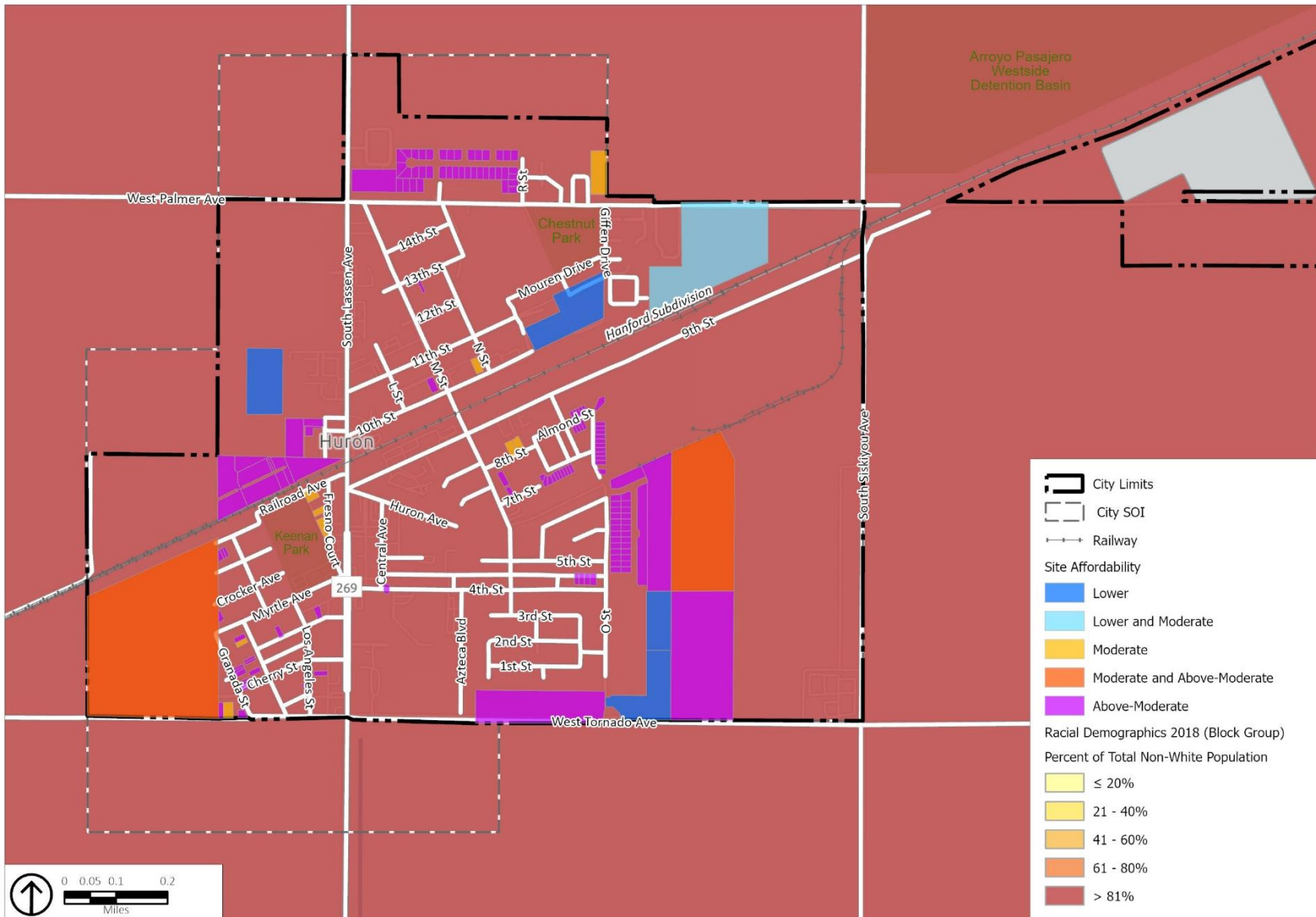
The 2023 methodology identifies areas of concentrated poverty where at least 30 percent of the population is living below the poverty line. The filter relies on a measure of racial segregation to capture the block groups and/or tracts that have a disproportionate share of households of color. The HUD 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, as shown in **Figure 1F-6 (Areas of High Segregation and Poverty, 2023)**. This indicates a potential fair housing concern compared to the region. Huron has a history of poverty and a large Hispanic community. Huron does not contain any Racially Concentrated Areas of Affluence (RCAAs), defined as census tracts 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 local COG (60.3 percent in FCOG) and a median income that is 1.5 times higher.

Programs to Address Patterns of Integration and Segregation: Race and Ethnicity

- Per Program 1, the City will continue to participate in the countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including disadvantaged unincorporated communities (Senate Bill [SB] 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.

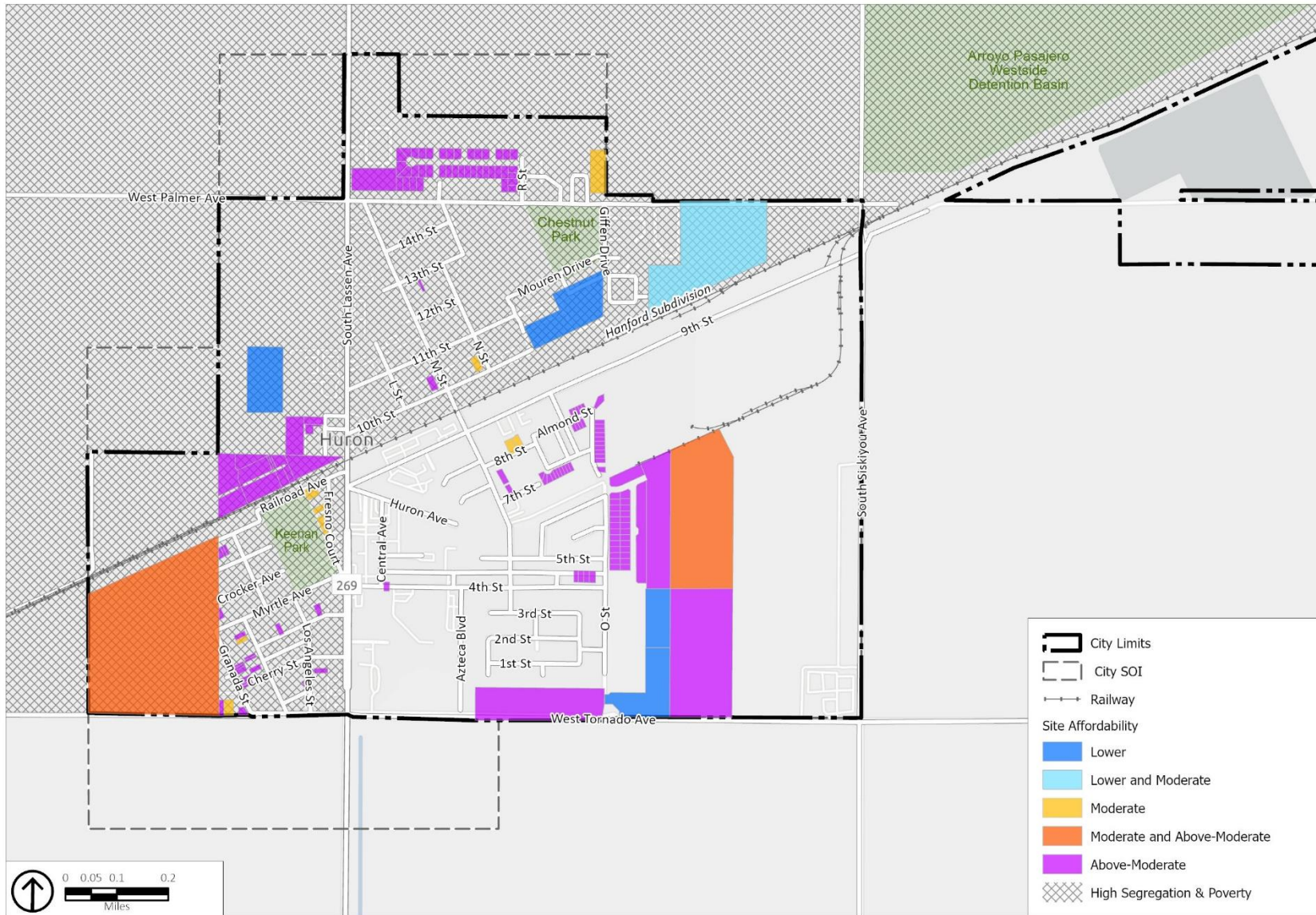
- Per Program 165, the City will adopt a broadened definition of “family” that provides Zoning Code occupancy standards specific to unrelated adults and complies with fair housing law.
- Per Program 224, the City will promote available housing rehabilitation resources through the City’s website and public counters, and in areas of need will assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.
- Per Program 276, the City will improve fair housing outreach capacity and multilingual accessibility to all public resources, information, and meetings, including fair housing resources to address discrimination and access to resources. The City will also coordinate with local fair housing providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.
- Per Program 287, the City will ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings.

FIGURE 1F-5: LOCAL RACIAL DEMOGRAPHICS



Source: U.S. Census 2018

FIGURE 1F-6: AREAS OF HIGH SEGREGATION AND POVERTY



Source: TCAC 2023

Familial Status

Like several other jurisdictions in Fresno County, the majority of households in the City of Huron are family households (83.0 percent). In contrast, just 12.5 percent of Huron's households are single-person 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 only 4.4 percent of the City of Huron's households. This low representation of seniors living alone in the City of Huron, and total representation of senior households in the city, is well below county and state proportions, may indicate a lack of access to suitable housing, services, or amenities in the city catering to senior needs.

Approximately 30.6 percent of the City of Huron's households are family households headed by single adults, higher than the Fresno County rate of 22.2 percent and statewide rate of 21.0 percent in California. The City of Huron's proportion of female-headed family households is 22.3 percent of total households, and 8.4 percent of households are single male-headed households. Approximately 55.8 percent of female-headed households include children, while 19.1 percent of male-headed households include children. More than half (61.2 percent) of female-headed households with children have household incomes below the poverty line. The southeastern quadrant of the city has a lower proportion of married-couple families (34.3 percent) than the northern and southwestern areas of the city at 43.9 percent; with spatial distribution of single female-headed households with children between 20.0 and 40.0 percent of total households throughout the city. The higher proportion of married-couple families in the areas of the city corresponding to the high segregation and poverty designation suggests that a slightly higher concentration of single, female-headed households may reside in the southeastern section designated as low resource (**Figure 1F-7, Single-Parent, Female-Headed Households with Children in Huron**). The relatively high proportion of single female-headed households with children in the City of Huron, at 15.1 percent of households as compared to 7.3 percent of households in Fresno County and 4.7 percent in the state, indicates that single-parent, female-headed households may have greater access to more affordable housing in the City of Huron where 10 affordable housing complexes providing 577 affordable housing units are located.

Programs to Address Patterns of Integration and Segregation: Familial Status

- Per Program 7, the City will work with housing developers to address 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 by providing incentives, fee reductions, and fee deferrals to builders and promoting the State density bonus.
- Per Program 10, the City will encourage the development of single-room occupancy (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.

- Per Program 165, the City will adopt a broadened definition of “family” that provides zoning code occupancy standards specific to unrelated adults and complies with fair housing law. Furthermore, the City will amend the Zoning Code to be consistent with all State legislation related to ADUs, ensuring that ADUs are permitted in UR zones and 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.

FIGURE 1F-7: SINGLE-PARENT, FEMALE-HEADED HOUSEHOLDS WITH CHILDREN IN HURON



Source: OEHHA 2021

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. Approximately 9.5 percent of Huron’s population lives with one or more types of disabilities, less than the Fresno County average of 12.9 percent and the state average of 10.7 percent. This may reflect Huron’s relatively low population of older residents, who typically experience disabilities, such as vision or hearing challenges, at higher rates. Approximately 7.0 percent of Huron residents are 65 years of age or older, the lowest rate of senior residents in Fresno County. Residents living with disabilities in the northeastern portion of the city comprise 6.4 percent of the population, of which, 30.5 percent are seniors (**Figure 1F-8, Percentage of the Population with a Disability in Huron**). Although seniors comprise only 5.4 percent of the northern portion of the city, 36.5 percent report a disability, likely corresponding to the location of an age-restricted apartment community. In the southeastern portion of the city, the overall rate of disability is 10.0 percent. Although seniors comprise only 10.6 percent of the population in this area, 33.4 percent of this age cohort experiences one or more disabilities, representing 35.5 percent of total persons with disabilities in this tract. The spatial distribution of Huron residents living with disabilities has not meaningfully shifted between 2014 and 2020.

As shown on **Table 2-32, Disability by Type (2020)** in **Section 2: Housing Needs Assessment**, vision and ambulatory disabilities were the most prevalent disability types, reported by 48.4 and 42.5 percent of the population with disabilities, respectively. Huron has a very small population of residents with developmental disabilities (0.5 percent of total population), of which, approximately 60.5 percent are under 18 years of age and live at home, with parents or a caregiver.

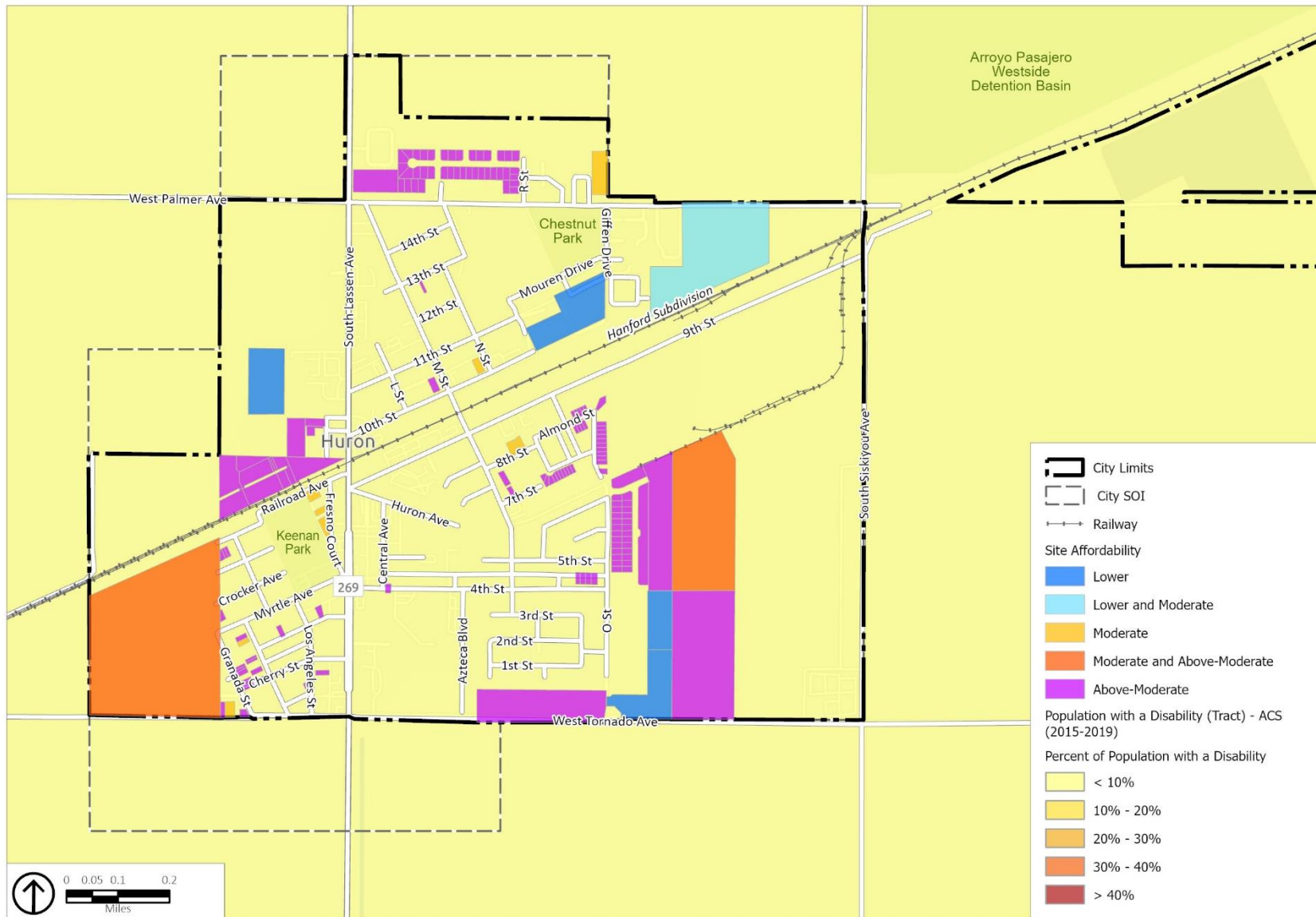
Residents with disabilities in Huron are served by the Fresno County Senior Resource Center, which operates an Adult Protective Services program, assisting both disabled adults and seniors with all requests for assistance. Huron residents also have access to the Dial-A-Ride program, operated by the local Fresno County Rural Transit Agency (FCRTA) subsystem, which offers transportation services to the elderly (age 65 and over), disabled, low income, and 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. 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. However, there are no residential care facilities in Huron to provide ongoing support for residents with independent living challenges.

Programs to Address Patterns of Integration and Segregation: Disability

- Per Program 7, the City will pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing and home rehabilitation programs for persons with disabilities.

- Per Program 10, the City will 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.
- Per Program ~~165~~, the City will adopt a broadened definition of “family” that provides zoning code occupancy standards specific to unrelated adults and complies with fair housing law.
- Per Program ~~176~~, 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. In addition, the City will ensure that its reasonable accommodation policies, practices, and procedures do not pose barriers to applicants and provide information to individuals with disabilities based on the guidelines from HCD. Furthermore, the City will include accessibility considerations along with neighborhood improvements in the preparation of the City’s capital improvement plan and budget.
- Per Program ~~224~~, the City will pursue funding under federal and state programs to reinstate the affordable housing rehabilitation program. When funding is available, conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with concentrations of lower-income households (such as Lassen Avenue and south of Myrtle Street, and between Mouren Drive and the railroad tracks), as well as to owners of older housing units, which are scattered throughout the city.
- Per Program ~~232~~, the City will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes, particularly in areas of concentrated renter households or older housing stock to assist in reducing displacement risk and promote place-based revitalization for residents by improving living conditions and enabling them to stay in their home and community.

FIGURE 1F-8: PERCENTAGE OF THE POPULATION WITH A DISABILITY IN HURON



Source: ACS 2015-2019

Access to Opportunity

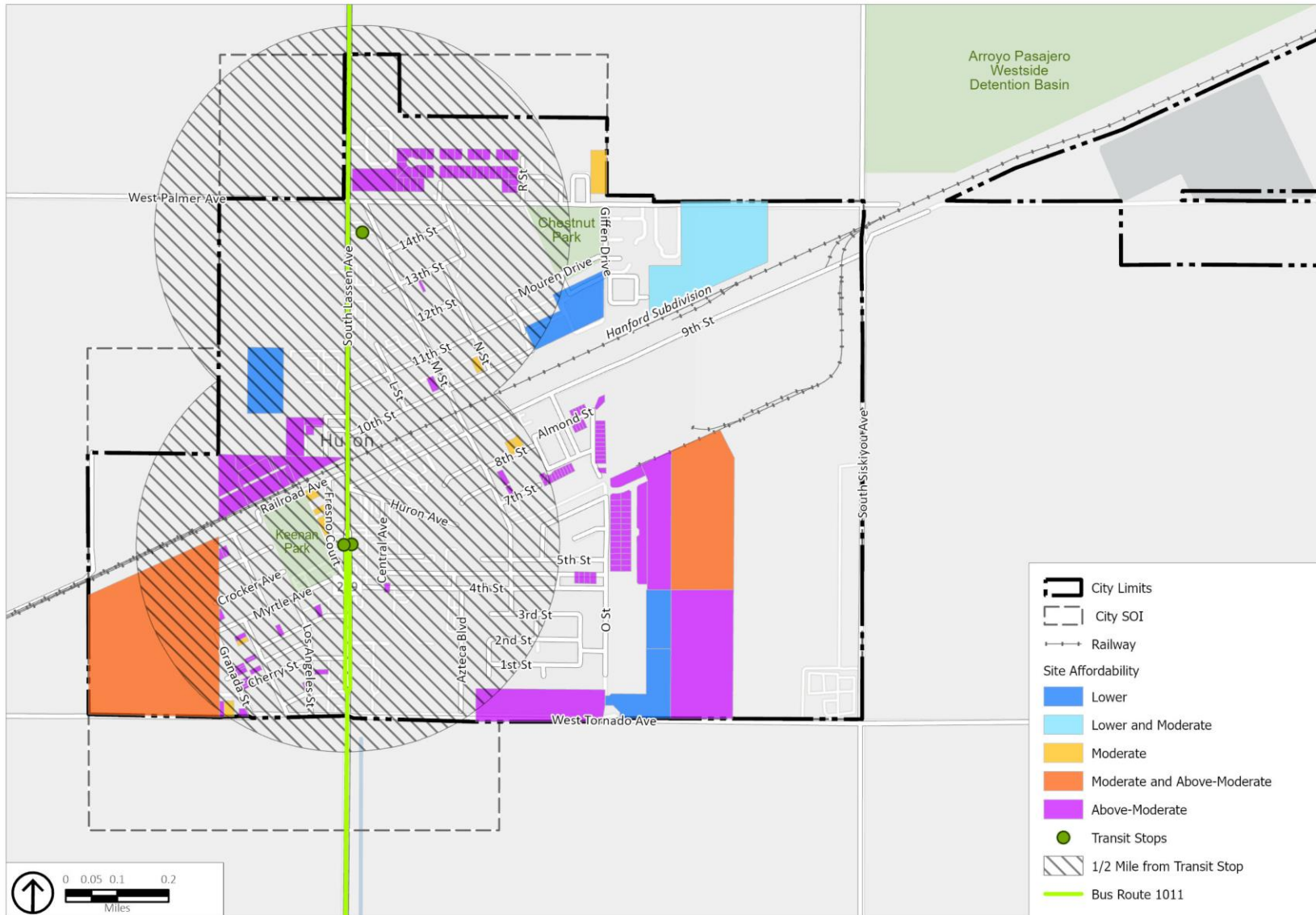
Transit Mobility

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.

Huron residents are primarily 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 intercity fixed-route service, providing fixed-route service between Coalinga, Huron, and Fresno on the Coalinga Transit Line, and between Huron and Coalinga on the Huron Transit Line (see Figure 3-19, Fresno County Rural Transit Agency Intercity Routes, in Section 3: Regional Assessment of Fair Housing). Since January 26, 1992, in compliance with requirements of the Americans with Disabilities Act (ADA), providers may deviate from specified routes on a demand-responsive basis up to a three-quarter of a mile in either direction (1.5-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. Huron Transit buses travel between Huron and Coalinga, making one round trip in the morning, originating in Huron at 9:00 a.m., and two round trips in the afternoon, originating in Huron at 12:30 p.m. and 3:30 p.m. Service is provided by a 22-passenger ADA wheelchair-accessible bus. Coalinga Transit Line buses to Fresno originate in Coalinga and stop in Huron at 8:35 a.m., with return service from Fresno to Coalinga stopping in Huron at 5:20 p.m. Monthly passes for general service between Huron and all stops are priced at \$130.00, with discounted fares available for senior, youth, and disabled residents at \$90.00 monthly. Transit routes serving Huron, along with the bus stop locations at the Post Office on South Lassen Avenue and Westamerica Bank on Central Avenue, both provide access to medical facilities and shopping, and a one-half-mile radius around the stops are shown on **Figure 1F-9, Transit Service Areas, 2022**. As 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 or alternative means of reaching the bus stops.

With daily access to the City of Fresno, the FCRTA provides Huron residents 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. For transit-dependent residents, the transit service between Huron and Coalinga, with connection to Fresno, may serve as an important connection for farmworkers working at agricultural operations in the vicinity of these routes.

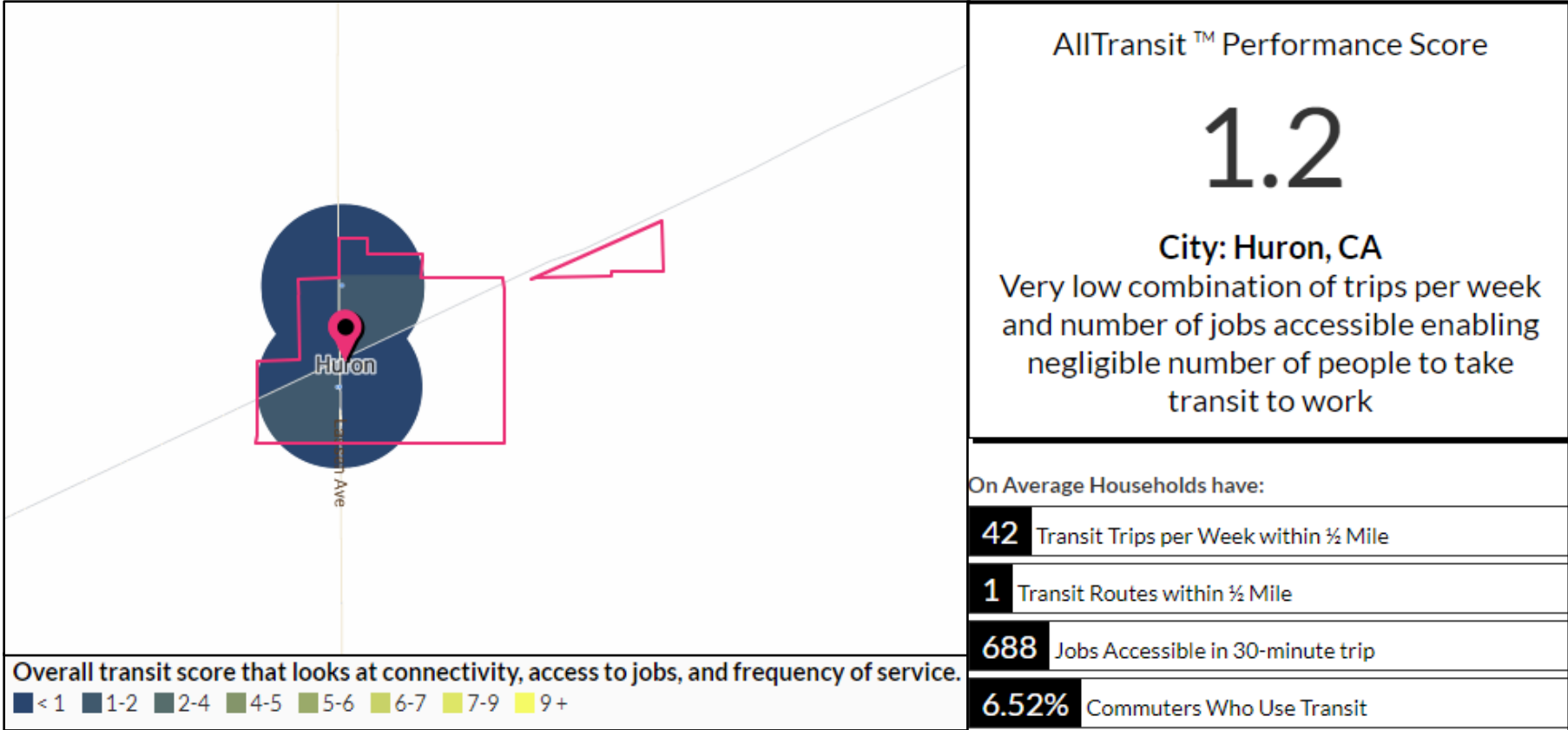
FIGURE 1F-9: TRANSIT SERVICE AREAS, 2022



Source: Caltrans 2022

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 1F-10, Huron AllTransit Performance Score**, shows Huron’s AllTransit Performance score, including metrics representing average household transit access. Huron’s score is 1.2, demonstrating “very low” connectivity. **Table 1F-7, Fresno County Jurisdictions AllTransit Performance Scores**, shows transit accessibility in Huron relative to other Fresno County jurisdictions. Huron’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 fully 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 1F-10: HURON ALLTRANSIT PERFORMANCE SCORE



Source: AllTransit.cnt.org, 2022

Table 1F-7: 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
Kingsburg	0.7
Kerman	0.1
San Joaquin	0.0

Source: AllTransit.cnt.org, 2022

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 throughout Fresno County. As identified in the December 2020 FCRTA Electric Vehicle Rideshare/Carshare/Rural Transit Expansion Plan, 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 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.

Programs to Address Access to Opportunity: Transit Mobility

- Per Program 27, the City will work with FCRTA and other jurisdictions in the county to develop a fact sheet, or similar informational materials, of FCTA 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.

Housing Mobility

Approximately 79.1 percent of occupied households in Huron are renter-occupied. Rates of renter occupancy are unevenly distributed in Huron; renting households are found at a higher rate in the census tract north of the railroad and east of South Lassen Avenue (85.6 percent). The rate of renter occupancy in the remainder of the city, contained within the census tract south of the railroad and west of South Lassen Avenue, is relatively low (42.8 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 4.5 percent in Huron. Vacancy data is not available by tenure through the DOF; however, the 2020 ACS 5-year estimate indicates a rental vacancy rate of 1.8 percent and an ownership unit vacancy rate of 0.0 percent, with an 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 Huron, a substantial proportion of vacant properties were categorized as being for migrant workers or "other vacant," a category of properties that are vacant but not available for rent or purchase. 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's preference for vacancy, 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.

Huron's 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 Huron for prospective homebuyers.

The 2020 ACS 5-year estimate indicates that median gross rent is \$793 in Huron, lower than \$1,029 reported for Fresno County (see Section 2: Housing Needs Assessment). Overall, Huron's vacancy rates and median rent are consistent with several other comparable Fresno County jurisdictions and is among Fresno County's more affordable jurisdictions (see Section 2: Housing Needs Assessment). This suggests that residents in Huron have similar mobility options overall compared to other parts of the region. Data related to HCV use was not reported for the census tracts, including Huron.

Median rent in Huron rose from \$505 in 2010 to \$793 in 2020, reflecting an increase of 57.0 percent over the 10-year period and indicating that rents have risen substantially in recent years. In contrast, as found in **Section 2: Housing Needs Assessment, Table 2-22, Home Sales Recorded in 2021-22**, home prices in Huron decreased by 42.6 percent between 2021 and 2022. However, it should be noted that this data reflects a sum of three home sales due to the limited number of units sold in the city.

While rent is relatively affordable in Huron compared to the state, rapid increases in costs may present a barrier to mobility for current or prospective renters in Huron. Additionally, a shortage of available housing units for rent and for sale may indicate limited mobility options for prospective and existing Huron residents seeking ownership opportunities.

Programs to Address Access to Opportunity: Housing Mobility

- Per Program 7, the City will work with developers of multifamily and affordable housing projects to identify site opportunities in proximity to parks and public facilities, promoting access to related recreational opportunities and services to facilitate and support housing mobility by improving access to resources.
- Per Program 12, the City will encourage the construction of ADUs as a place-based revitalization strategy, particularly in areas with older units and lower incomes, such as neighborhoods within Lassen Avenue and south of Myrtle Street between Mouren Drive and the railroad tracks. The actions in this program 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.
- Per Program ~~187~~, the City will support lot consolidations during the planning period to improve housing mobility, reduce displacement risk, and increase the supply of affordable housing in higher-opportunity areas.
- Per Program ~~2019~~, the City will facilitate the development of lower-income units to increase housing mobility opportunities in higher-resource areas.

- Per Program 243, the City will promote the availability of its Homebuyer Assistance Program in areas with concentrations of renters, particularly lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations and will continue to post the program on the City’s website.
- Per Program 287, 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 mobility opportunities for all residents.

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 residential areas in Huron score between the 35th and 69th percentiles, with the highest scores found north of the railroad and the lowest scores found east of Lassen Avenue (**Figure 1F-11, Jobs Proximity Index**). The wide range of Huron’s jobs proximity index scores indicate that the index may not accurately represent access to employment opportunities for Huron residents.

Huron is in a relatively isolated location, with Huron resident commuters primarily traveling to surrounding areas for work, including Harris Ranch, Coalinga, Kerman, and Goshen. Approximately 98.5 percent of Huron residents commute outside of the city for work, with 1.5 percent of residents both living and working within city limits. This figure has remained consistent over time – in 2010, 93.1 percent of Huron residents commuted outside of the city for work.² Huron residents primarily work in the industries of Agriculture, Forestry, Fishing and Hunting (24.4 percent); Health Care and Social Assistance (10.6 percent); and Accommodation and Food Services (11.3 percent).³ Approximately 6.8 percent of Huron residents live within 10 miles of their place of employment, while 47.1 percent travel more than 50 miles to work. According to the ACS, the jobs-housing ratio in Huron is 1.28, increasing from a slightly more balanced ratio of 1.13 in 2010. A high jobs-housing ratio may indicate a shortage of housing for local workers. Further, the high proportion of residents commuting long distances outside of the city for work may indicate that the supply of jobs in Huron are not aligned with the interests, skills, or needs of residents.

² 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.

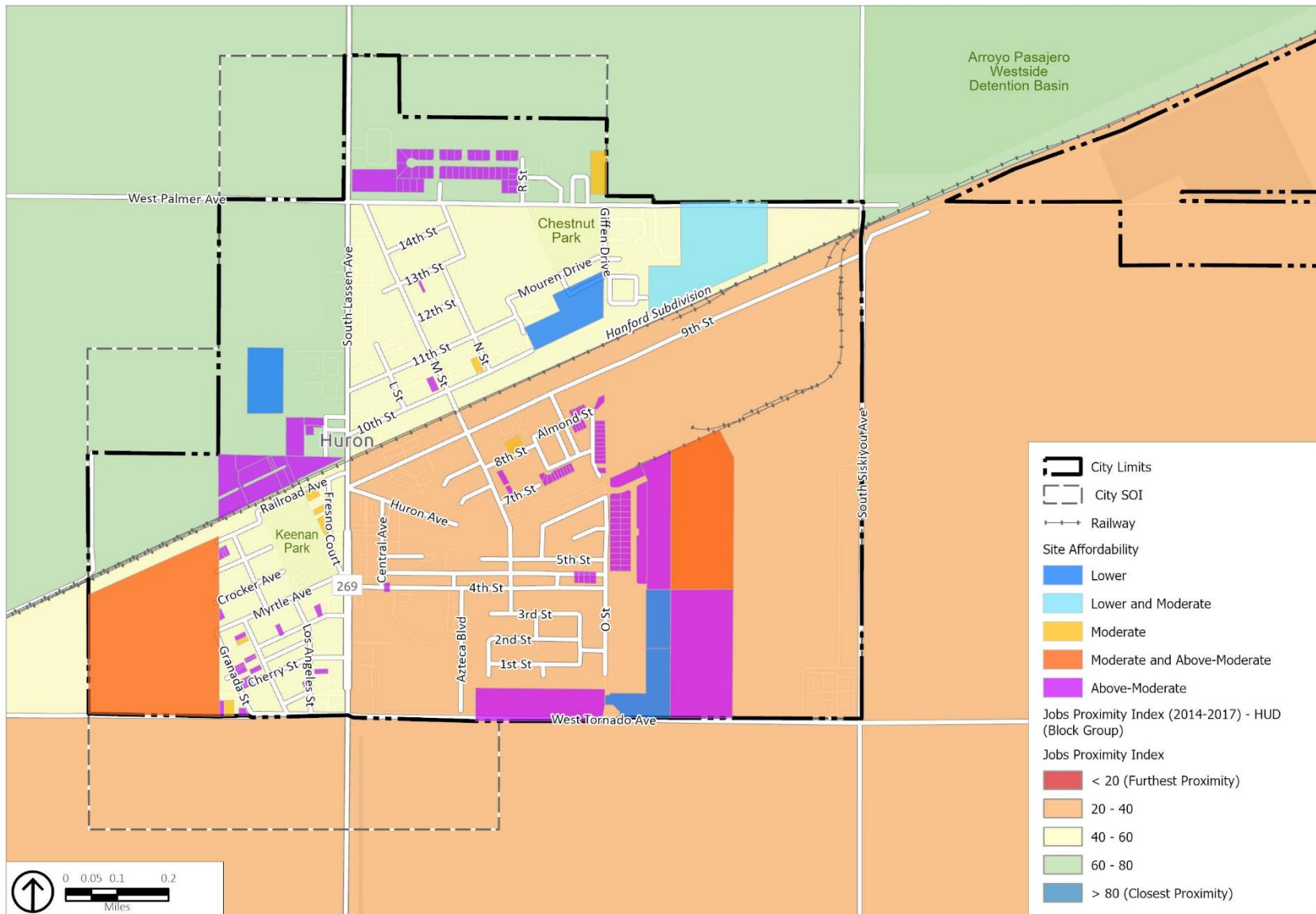
³ U.S. Census Bureau, 2022, Longitudinal Employer Household Dynamics (LEHD) Origin-Destination Statistics (2002-2019). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed September 2022.

Commercial activity within Huron is focused along the State Route (SR) 269 corridor, with industrial uses found along the railroad, South Siskiyou Avenue, and at the western edge of the city limit. Given the nature of the resident workforce’s main industries, Huron residents will likely continue to work outside of the city. The City’s zoning map (**Figure 1F-12, Zoning in Huron**) shows that most land in the city is designated for residential uses. The prevalence of residential uses and high rate of out-commuting workers indicate that HUD’s jobs proximity index formula may not accurately capture access to regional employment opportunities for Huron residents.

Programs to Address Access to Opportunity: Employment Opportunities

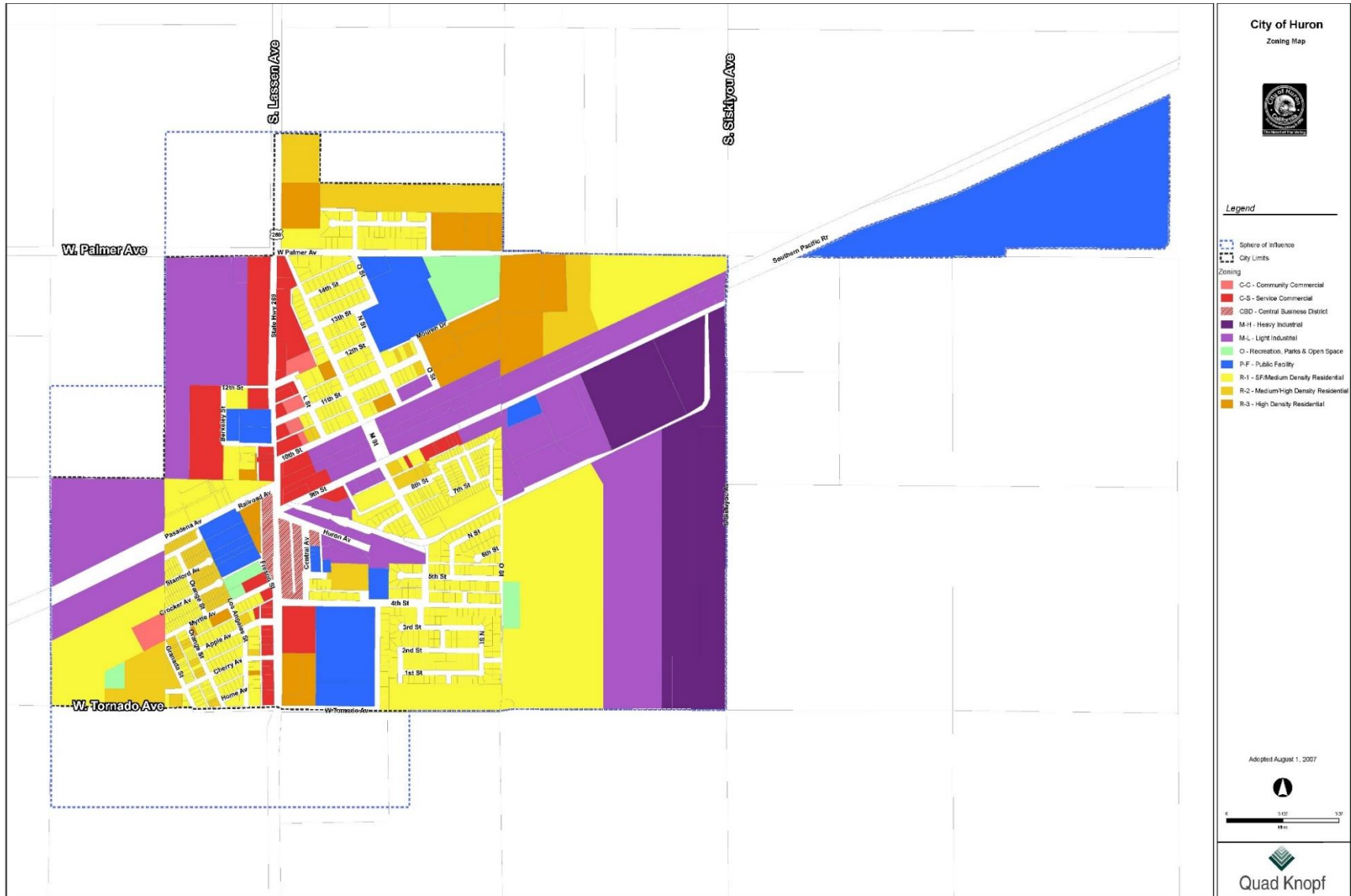
- The City will implement Policy 6.25 of the Land Use Element, which encourages convenient commercial uses in residential areas that can help serve the surrounding area while also providing local employment opportunities.
- The City will implement Objective C of Section 6.3 of the Land Use Element, through which the City will investigate and implement methods of accelerating the project review process for commercial and industrial development proposals, which generate employment opportunities.
- The City will implement its Economic Development Strategy to promote the location of the city within 5 miles of SR 198 and 15 miles of Interstate (I-) 5 for manufacturing businesses, including the recent purchase of the Huron Industrial Business Park land along SR 269 near the northern edge of the city to develop as a “shovel ready” commercial and industrial park site.

FIGURE 1F-11: JOBS PROXIMITY INDEX



Source: LEHD 2014

FIGURE 1F-12: ZONING IN HURON



Source: City of Huron, 2017; accessed October 2022

Educational Opportunities

Huron students are served by the Coalinga-Huron Unified School District (CHUSD), which has 11 public schools reported on by the California Department of Education (CDE), including one kindergarten, one community day school, four elementary schools, two middle schools, two high schools, and a continuing education program. Of these, Huron Elementary and Huron Middle are the only schools in Huron. The other schools are in Coalinga, an approximately 20-minute drive from Huron. The CHUSD Transportation Services department provides bus services for students in the district. The continuing education and community day schools of Chesnut High, Cambridge High, and Miles W. Culwell Community Day are in Coalinga and typically serve students who have had trouble in traditional school environments. While these schools 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.

Of the nine schools for which ELA and mathematics performance scores were available in 2019, CDE reported that both schools in Huron, Huron Middle and Huron Elementary, were below the state grade-level standards for ELA and mathematics (see **Table 1F-8, School Performance Scores in Huron, 2019**).

The proportion of each school's population that was considered socioeconomically disadvantaged in 2019 was generally high, with both Huron Middle and Huron Elementary schools at 98.8 percent. Huron Elementary is in an area with a median household income of \$19,782 and where the TCAC/HCD Educational Domain Score, or projected educational outcome, is in the 52nd percentile. Similarly, Huron Middle is in a census block group with a median household income of \$44,042, but with a TCAC/HCD Educational Domain Score in the 28th percentile. In Huron, TCAC/HCD Educational Domain scores are not consistent with median household income; however, the small number of schools (two) and small geographic area may impact TCAC/HCD scoring methodology, and other metrics, including school performance as reported by the CDE, suggest that both Huron Middle and Huron Elementary are relatively similar in terms of school performance and educational outcomes. The relatively low ELA and math scores among all schools indicate that students generally have access to similarly performing schools regardless of where they live.

Anticipated educational outcomes, according to TCAC and HCD, vary throughout the city. The north side of Huron falls within an area with a TCAC/HCD Educational Domain score in the 52nd percentile, while the south side of the city scores in the 28th percentile. As described previously, it is possible that the scores do not represent Huron residents' access to educational opportunities (Figure 2F-12, Local TCAC/HCD Educational Domain Score). Consistently low ELA and math scores among both Huron schools indicates that students in different parts of Huron generally have access to similarly performing schools. Programs to Address Access to Opportunity: Educational Opportunities

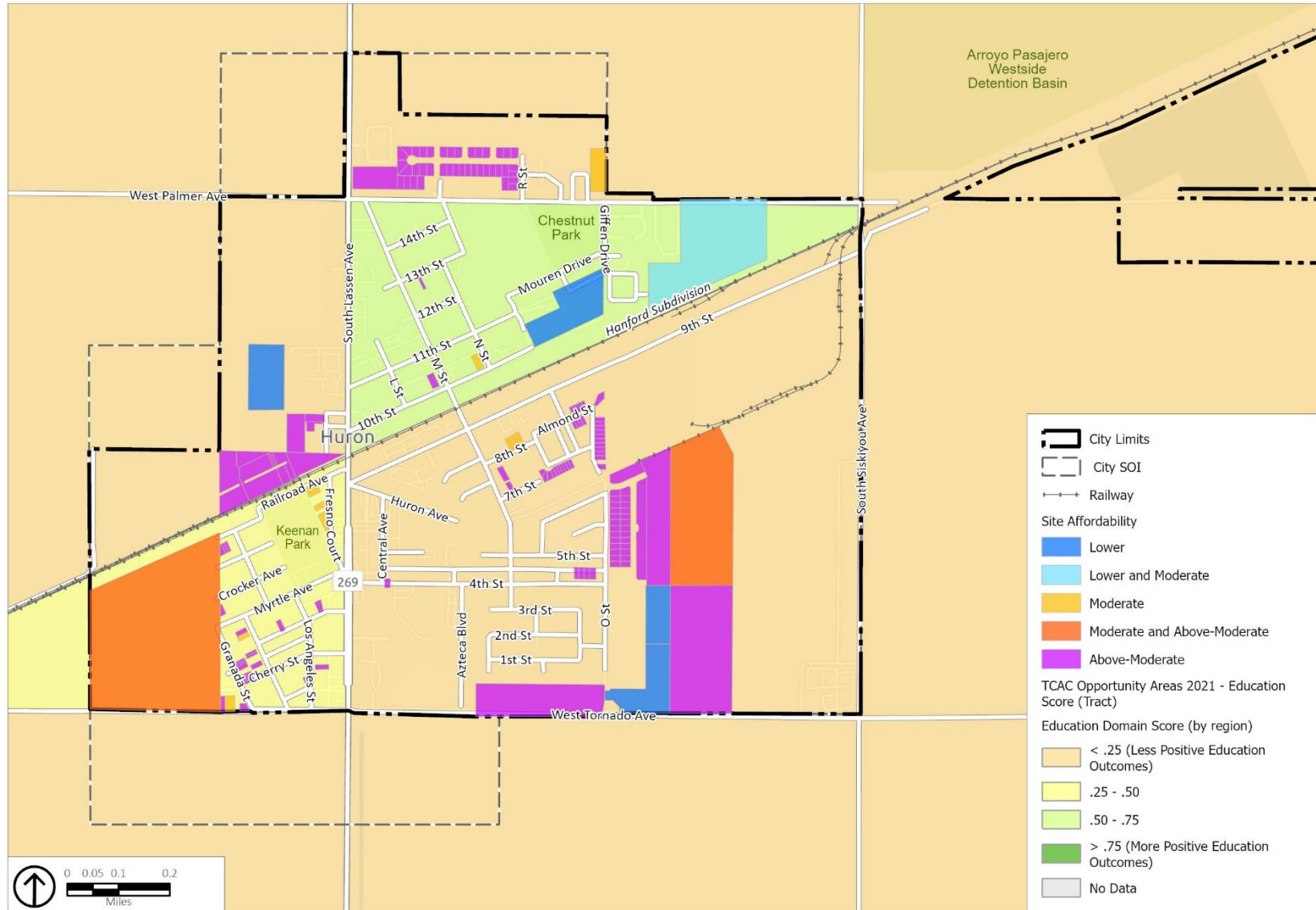
- Per Program 287, the City will meet with school district representatives by June 2025 to analyze whether there are links between housing stability and school performance, with an emphasis on schools with a high proportion of socioeconomically disadvantaged students. Furthermore, the City will work 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.

Table 1F-8: School Performance Scores in Huron, 2019

School Name	Jurisdiction	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Cambridge High (Alternative)	Coalinga	-99.6	-172.5	-	8.1%	96.4%	0.0%	37.5%
Chesnut High (Continuation)	Coalinga	-	-	-	7.7%	100.0%	3.8%	57.7%
Coalinga High	Coalinga	+11.4	-97.5	-	9.4%	87.5%	0.3%	20.3%
Huron Elementary	Huron	-76.4	-74.3	12.6%	4.2%	98.8%	0.7%	79.7%
Sunset Elementary	Coalinga	-49.2	-73.4	7.2%	2.9%	84.6%	0.5%	34.0%
Coalinga Middle	Coalinga	-46.3	-110.6	13.8%	14.3%	84.4%	0.5%	30.5%
Henry F. Bishop Elementary	Coalinga	-57.2	-42.7	13.2%	0.0%	87.7%	0.0%	33.8%
Annie E. Cheney Kindergarten	Coalinga	-57.2	-42.7	18.5%	0.0%	81.5%	0.0%	32.3%
Nell Dawson Elementary	Coalinga	-53.6	-48.2	10.1%	0.8%	85.3%	0.4%	38.8%
Huron Middle	Huron	-86.9	-117.5	11.3%	6.8%	98.8%	0.0%	61.5%
Miles W. Culwell Community Day School	Coalinga	-	-	-	-	-	-	-

Source: California Department of Education, 2019

FIGURE 1F-13: LOCAL TCAC/HCD EDUCATIONAL DOMAIN SCORE



Source: TCAC 2021

Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for Huron. **Figure 1F-14, CalEnviroScreen Scores**, shows the combined pollution burden score, which is made up of indicators from the Exposures and Environmental Effects components of the CalEnviroScreen model. Pollution burden represents the potential exposures to pollutants and the adverse environmental conditions caused by pollution, demonstrating relatively adverse environmental conditions, with census tracts in and around Huron scoring between the 75th and 85th percentiles. In Huron, areas to the northwest of the railroad see more adverse environmental conditions as compared to areas to the southeast. Huron 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 Huron may contribute to adverse environmental conditions. The primary pollution burden indicators leading to high scores as reported by OEHHA's CalEnviroScreen 4.0, include ozone, pesticides, drinking water contaminants, lead in housing, hazardous chemical cleanup sites, hazardous waste, fine particulate matter (PM_{2.5}), and groundwater threats.

The northwest sections of Huron fall within the boundaries of areas considered to be 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, consistent with the spatial distribution pattern of other indicators of adverse fair housing conditions in the city. This tract ranks for Pollution Burden in the 85th percentile, with pesticides the highest source of pollution burden (97th percentile). As Huron's economy is largely based on agriculture, farmworkers and residents of neighborhoods who live near agricultural areas can be exposed to airborne pesticides, and nitrate from fertilizer or manure can leach into groundwater and contaminate wells. Exposure to high levels of some pesticides can cause illness, birth defects, and other conditions. Groundwater threats rank in the 77th percentile and related drinking water contaminants are in the 63rd percentile. Hazardous chemicals, in particular pesticides, are often stored in containers on land or in underground storage tanks, and leaks from tanks can contaminate air, soil, and groundwater. While drinking water in California generally meets health standards, it may become contaminated with chemicals or bacteria from factories, sewage, and runoff from farms above the standards.

Ozone, which is formed when pollutants chemically react in the presence of sunlight, can irritate the lungs, cause inflammation, and intensify chronic illnesses, even at low levels of exposure; scoring in the 75th percentile. Children, the elderly, farmworkers, and others who work outdoors are particularly sensitive to the effects of ozone. Ozone levels are highest in the afternoon and on hot days. Another pollution burden concern, scoring in the 51st percentile, is particulate matter (PM_{2.5}), a very small airborne particle, which causes various health problems, including heart and lung disease. Children, the elderly, and people suffering from heart or lung disease, asthma, or chronic illness, as well as farmworkers, are most sensitive to the effects of PM_{2.5} exposure. These environmental scores indicate that, compared with statewide averages, Huron represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

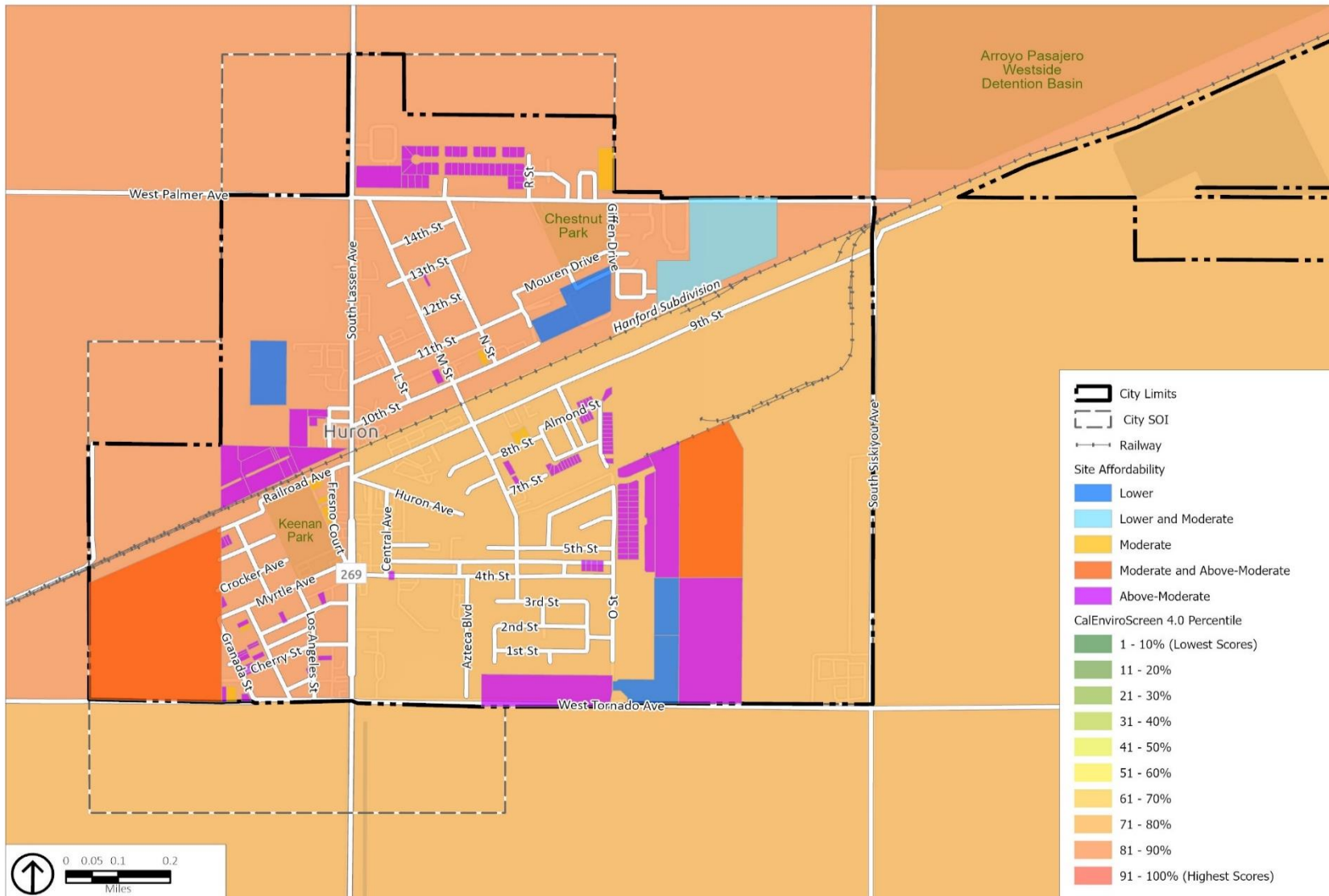
The Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating by the degree of severity and frequency of flooding anticipated. In Huron, the northernmost area and the southern portion of the city south of 9th Street, have been identified as Zones AO, or areas with a 1.0 percent annual chance of shallow flooding, or as having a 0.2 percent annual chance of flooding (**Figure 1F-15, Flood Hazard Zones**). As all of Huron has a relatively low median income compared to the region and the state, the lower-income households in Huron are not disproportionately impacted by flood risk. However, in 2018, the California Department of Transportation (Caltrans) reported that annual flooding shuts down SR 269 an average of 22 days per year, resulting in a large economic impact on the city by limiting access roads. Flooding can impact businesses in Huron, prevent Huron residents from commuting to their jobs or increasing the distance they must drive due to detours, and presents a risk to homes. As a result of this, Caltrans constructed new bridges on SR 269 to reduce the impacts of flooding.

To improve environmental conditions and concentrations of vulnerable populations, the City has included **Program 28**, which promotes environmental justice, and maintains and revitalizes neighborhoods citywide, with a particular focus on areas of lower opportunity and concentrated poverty, including the northeast, northwest, and southwest sides of the city, as well as parts between the San Joaquin Valley Railroad and Huron Avenue. Efforts shall include implementing the City's General Plan Land Use, Circulation, Open Space and Recreation, and Air Quality Policies and Programs, identified in the City's General Plan policies and programs.

Programs to Address Access to Opportunity: Environmental Health

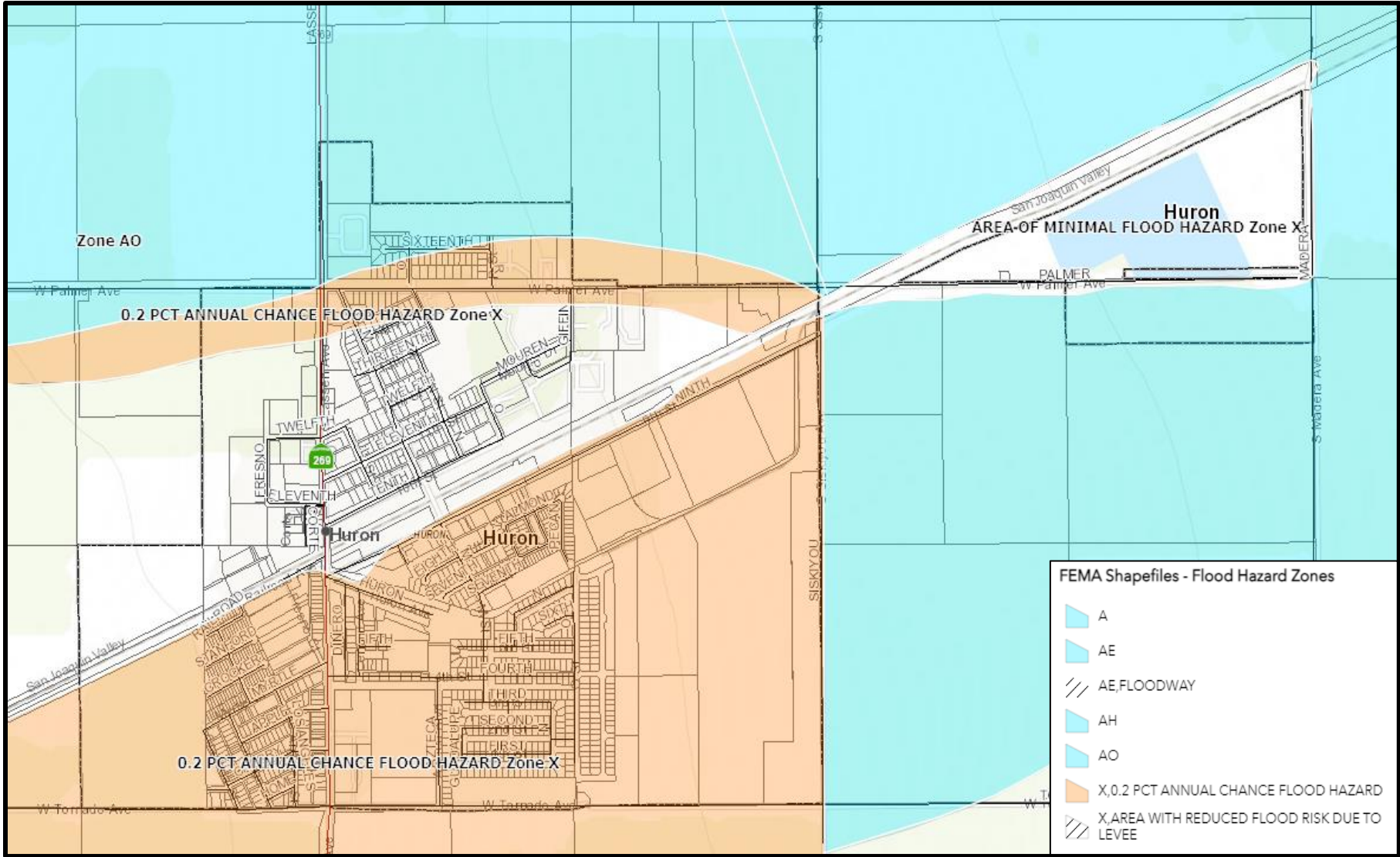
- Per Programs **287**, the City will facilitate place-based revitalization, improve access to healthy outdoor spaces, promote alternatives to auto dependency, and reduce exposure to pollutants for new housing by evaluating transitional buffers between residential and agricultural uses and highways and 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. Per Program 28, 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.

FIGURE 1F-14: CALENVIROSCREEN SCORES



Source: OEHA, 2021

FIGURE 1F-15: FLOOD HAZARD ZONES



Source: FEMA 2021; Fresno County, 2021; accessed November 2022

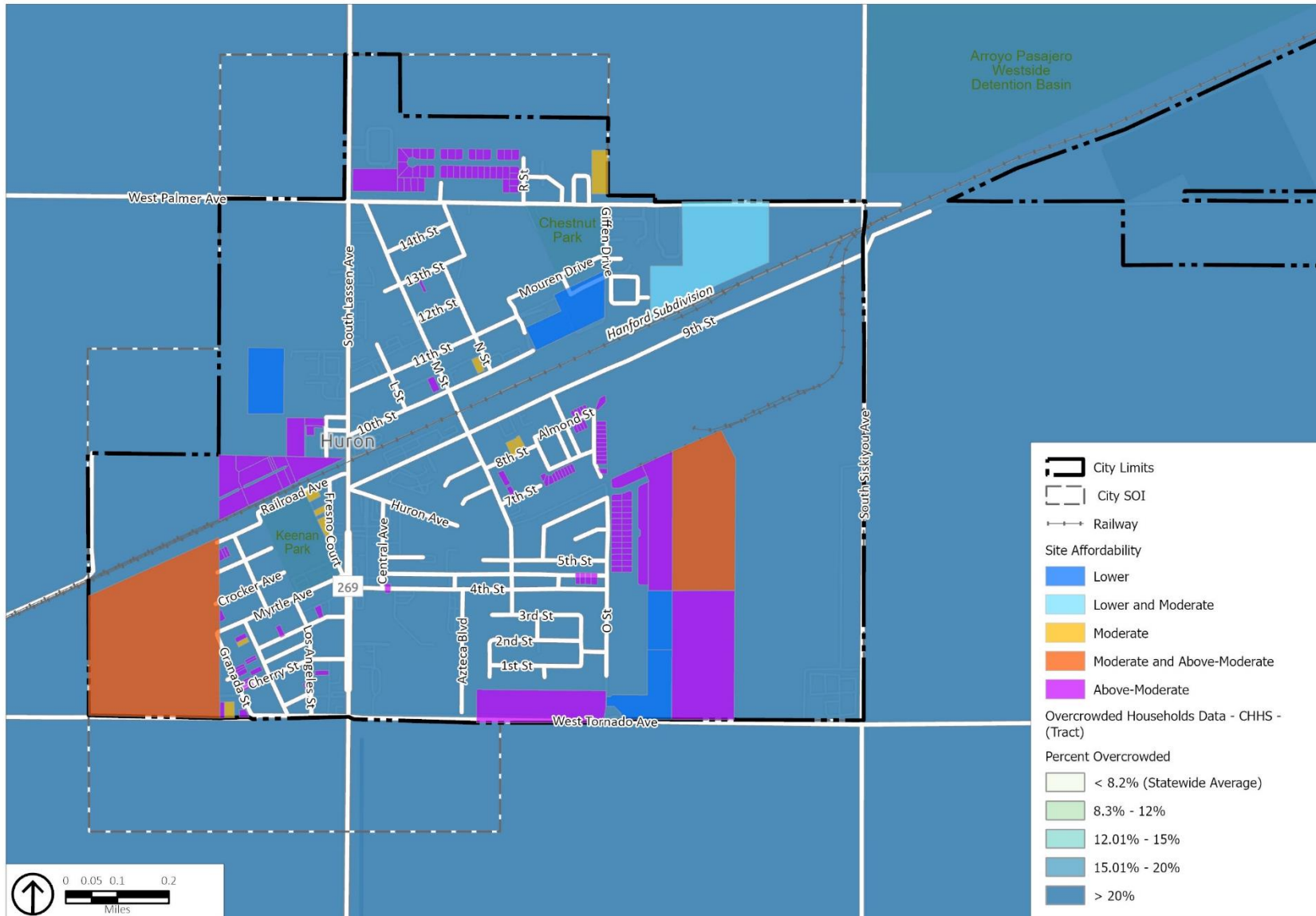
Disproportionate Housing Need and Displacement Risk

Overcrowding

Overall, over 20.0 percent of households in Huron are considered overcrowded, more than double the percentage of overcrowding in Fresno County as a whole (6.1 percent). Further, over 5.0 percent of Huron households are considered severely overcrowded, which is also higher than the 3.6 percent of households in Fresno County. While all of Huron has an overcrowding rate greater than 20.0 percent (**Figure 1F-16, Overcrowding in Huron**), in the area south of the previous Southern Pacific Railroad and east of S. Lassen Avenue, approximately 21.7 percent of households are overcrowded. In contrast, approximately 33.5 percent of households in the remainder of the city are overcrowded. These high rates of overcrowding throughout the city may indicate a shortage of suitably sized housing at affordable rates for a range of household types, families doubling up to afford housing, or other causes of overcrowding. Huron has the second-highest rate of homeowner overcrowding in Fresno County, behind Mendota, as well as the second-highest rate of renter overcrowding, behind San Joaquin, indicating a significantly high need for housing options that combat overcrowding.

Despite the high rates of overcrowding in 2020, they have dropped significantly since 2010. In 2010, 17.3 percent of all households in Huron were overcrowded and 12.8 percent were severely overcrowded. However, this decrease appears to have only benefited renter households. In 2010, 20.3 percent of renters and 6.7 percent of homeowners were overcrowded, compared to 10.1 and 20.9 percent, respectively, in 2020. This may be as a result of multiple families, or multiple generations within a single family, living together in a family-owned home to afford housing costs or for other conveniences.

FIGURE 1F-16: OVERCROWDING IN HURON



Source: CHHS 2020

Overpayment

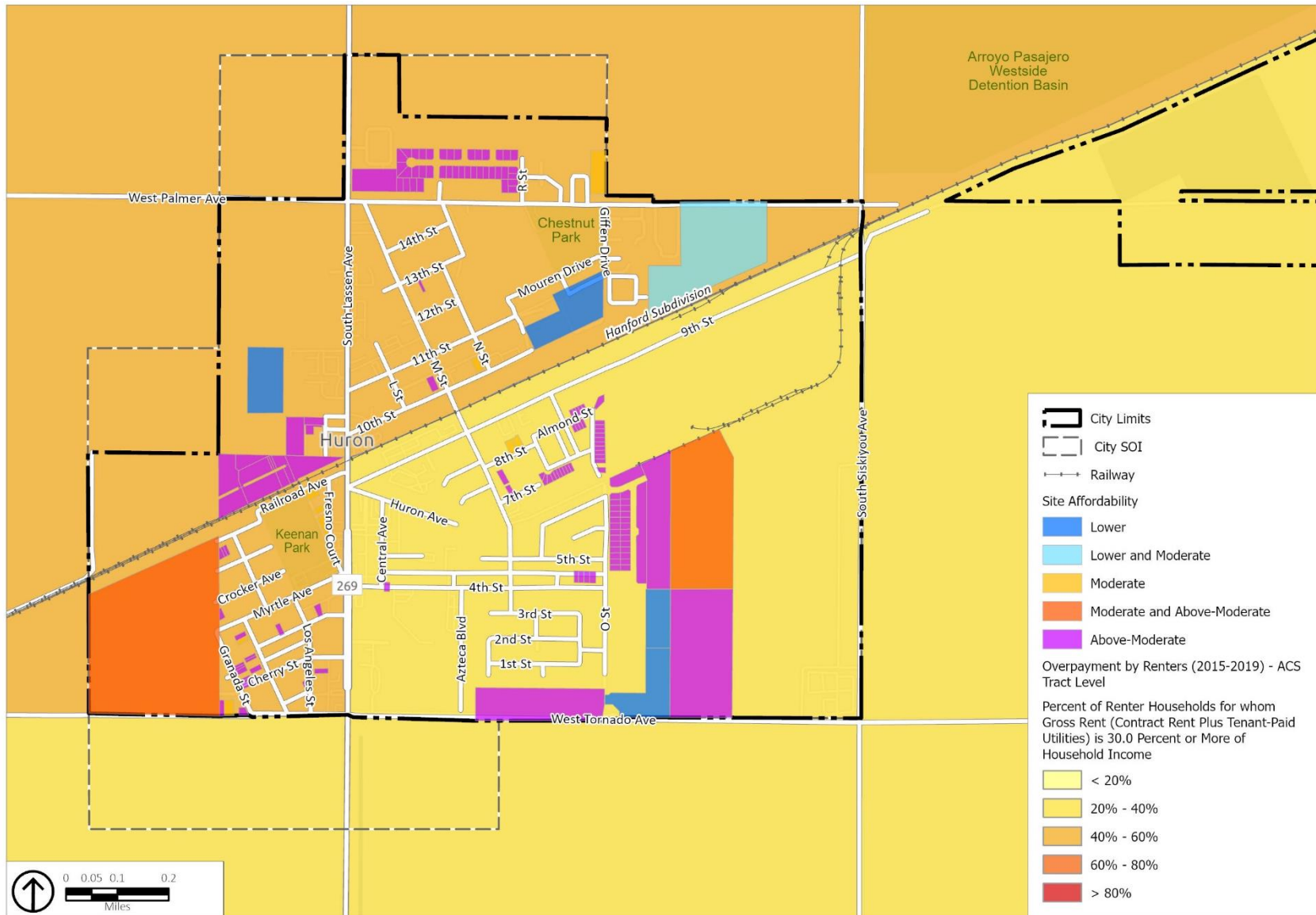
In Huron, 23.7 percent of households are cost burdened, and 24.0 percent are severely cost-burdened, for a total of 47.7 percent of all households (**Table 1F-9, Cost Burden in Huron, 2010-2018**). Of these households, approximately 77.6 percent are renters, though renters comprise 79.1 percent of households in the city. In total, 25.8 percent of renters are cost burdened, and 26.2 percent are severely cost burdened, compared to 17.5 percent and 18.6 percent of homeowners, respectively. While renters only experience overpayment at a slightly higher rate than homeowners, **Figure 1F-17, Percentage of Renters Overpaying**, and **Figure 1F-18, Percentage of Homeowners Overpaying**, show the distinct geographic patterns of overpayment by tenure according to the ACS. Homeowner overpayment is more prevalent south of previous Southern Pacific Railway and east of S. Lassen Avenue, where 46.9 percent of homeowners are overpaying, compared with 29.9 percent in the rest of the city. Patterns of renter overpayment are in direct contrast, with 39.8 percent of renters south of the railroad and east of S. Lassen Avenue overpaying, compared with 53.6 percent of renters elsewhere. The census tracts that overlap with Huron include large areas of unincorporated land which, while sparsely populated, may influence patterns. In comparison to nearby cities, Huron has a higher rate of overpayment across tenures than Coalinga, a similar rate of renter overpayment as the nearby City of Lemoore in Kings County. but higher homeowner overpayment, and a lower rate of renter overpayment but significantly higher homeowner overpayment than Avenal.

Table 1F-9: Cost Burden in Huron, 2010-2018

Household Type	Cost Burdened			Severely Cost Burdened		
	2010	2018	Percentage Change	2010	2018	Percentage Change
All Households	25.1%	23.7%	-1.4%	28.1%	24.0%	-4.1%
Renters	26.6%	25.8%	-0.8%	27.0%	26.2%	-0.8%
Homeowners	19.4%	17.5%	-2.0%	31.9%	18.6%	-13.3%
Lower-Income Households	29.8%	29.0%	-0.8%	30.5%	31.2%	0.6%
Renters	29.3%	30.0%	0.6%	29.7%	30.4%	0.7%
Homeowners	32.6%	25.4%	-7.1%	34.9%	32.2%	-2.7%
Moderate-Income Households	0.0%	8.0%	8.0%	30.8%	0.0%	-30.8%
Renters	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Homeowners	0.0%	18.2%	18.2%	100.0%	0.0%	-100.0%
Above Moderate-Income Households	0.0%	1.5%	1.5%	0.0%	0.0%	0.0%
Renters	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Homeowners	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%

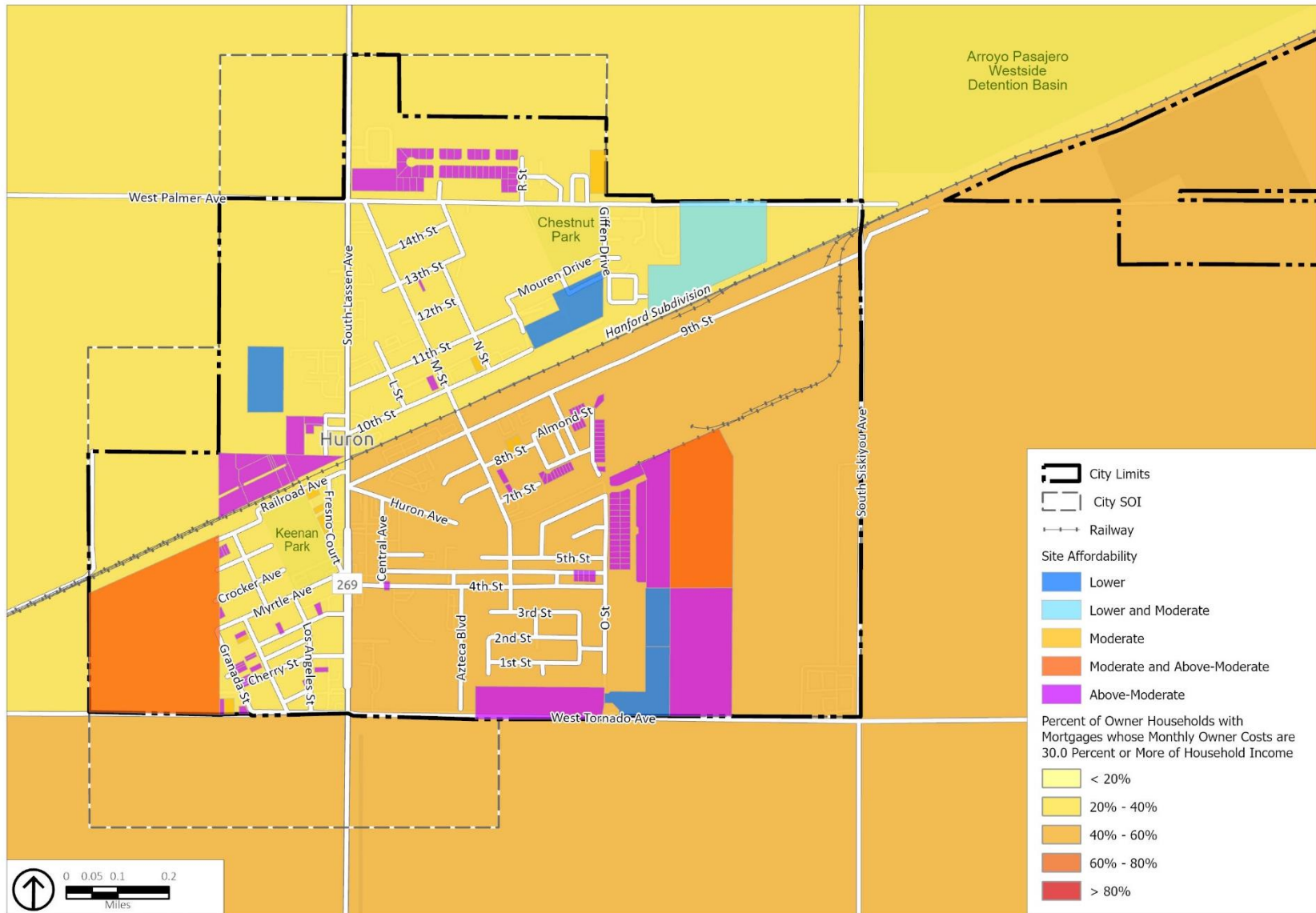
Sources: CHAS 2006-2010 and 2014-2018

FIGURE 1F-17: PERCENTAGE OF RENTERS OVERPAYING



Source: ACS 2015-2019

FIGURE 1F-18: PERCENTAGE OF HOMEOWNERS OVERPAYING



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 Huron, 29.0 percent of all lower-income households are cost burdened, and 31.2 percent are severely cost burdened, for a total of 60.2 percent of all lower-income households experiencing some degree of cost burden (**Table 1F-9, Cost Burden in Huron, 2010-2018**). Lower-income renters experience overpayment at a slightly higher rate, with 30.0 percent of renters overpaying, compared to 25.4 percent of homeowners. However, all lower-income homeowners experience severe overpayment at a slightly higher rate. Moderate- and above moderate-income households are overpaying at a significantly lower rate than lower-income households, with no moderate- or above moderate-income renters overpaying or severely overpaying, while 18.2 percent of moderate-income households and 2.5 percent of above moderate-income households are overpaying.

Since 2010, there has been a decrease in severe overpayment among all households, which has primarily been experienced by lower- and moderate-income homeowners (**Table 1F-9**). The most significant decrease was for moderate-income homeowners, which were estimated to all be severely cost burdened in 2010, while by 2018, 18.2 percent are estimated to be overpaying but none severely overpaying. Overpayment among above moderate-income households has remained low across this period. Lower-income renters were the only group to experience an increase in overpayment, though only by 0.6 percent.

While home value data from 2010 is not available, in May 2014, the median home value in Huron was \$133,143, which had increased by 81.4 percent to \$241,567 in 2022 for an average annual increase of 10.2 percent, according to Zillow. This increase is reflected in the rising rate of overpayment among moderate- and above moderate-income homeowners. Lower-income homeowners reported a decrease in overpayment, which may reflect a supply of more affordable or deed-restricted ownership units, or these households reverting to rentals. Data on rental prices is more limited in Huron, but it can be assumed that housing price increases have impacted rental units as well, particularly given the rising rates of overpayment among renters. The ACS estimates that the median gross rent increased from \$621 in 2015 to \$793 in 2020, for an average annual increase of 4.6 percent. The rising housing costs appear to have impacted moderate-income households the most, though all income groups experience some degree of overpayment.

Programs to Address Disproportionate Housing Need and Displacement Risk: Overcrowding and Overpayment

- Per Program 7, the City will 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).

- Per Program 8, the City will also reach out to local farm employers to identify housing needs and seek funding to support development and will also continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.
- Per Program 12, the City will take several steps to encourage the construction of ADUs, thereby addressing overcrowding and overpayment and increasing access to resources and facilitating housing mobility opportunities for lower-income households. In addition, to facilitate ADU production, per Program 15, the City will amend the Zoning Code to be consistent with all State legislation related to ADUs.
- Per Program 243, the City will promote the availability of homebuyer resources, particularly in areas with concentrations of renters, particularly lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations and will post the program on the City’s website.
- Per Program 265, 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 mobility opportunities for all residents and reduce overpayment.

Substandard Housing Conditions

Approximately 43.9 percent of Huron’s housing units are over 30 years old, and just 15.2 percent are over 50 years old, suggesting that Huron’s housing stock is relatively new (**Table 2-19, Age of Housing Stock [2020]**, in **Section 2: Housing Needs Assessment**). However, while less than half of the housing stock, 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. Huron is a relatively small city, with older units scattered throughout the neighborhoods. The greatest concentrations are west of Lassen Avenue and south of Myrtle Street, and between Mouren Drive and the railroad; however, older homes can be found in other neighborhoods as well. Both of the areas with concentrations of older homes are considered areas of high segregation and poverty compared to the county, and the remainder of the city, where data is available, is considered low resource. Further, the median income in Huron falls well below the state median. Therefore, households throughout the city may not have the financial capacity to complete needed repairs on aging homes.

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 Huron that lack a complete kitchen or plumbing, but 85 renter-occupied units meet these criteria. Of these, it is estimated that 20 are occupied by very low-income households, 40 by low-income households, and 25 by moderate-income households. These units account for approximately 4.5 percent of Huron’s total housing stock and 5.7 percent of renter-occupied units, indicating a disproportionate need for housing stability for renters in Huron, particularly lower-income renters.

Programs to Address Disproportionate Housing Need and Displacement Risk: Substandard Housing Conditions

- Per Program 224, the City will pursue funding under federal and state programs to reinstate the affordable housing rehabilitation program. When funds are available, conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units, to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.
- Per Program 232, the City’s Code Enforcement division will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes.

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.

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, 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 eight homeless persons in the City of Huron, approximately 4.1 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 1F-10, 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

APPENDIX 1F: CITY OF HURON

worth noting that, given the small size of the homeless population in Huron, 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 1F-10: 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 1F-10, 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 1F-11, Services to Address Homelessness**.

Table 1F-11: 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

SECTION 1F-3: LOCAL ASSESSMENT OF FAIR HOUSING

Service/Resource	Description	Operator	Location
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

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

Programs to Address Disproportionate Housing Need and Displacement Risk: Homelessness

- Per Program 1, the City will 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.
- Per Program 3, 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 programs available.
- Per Program 7, the City will 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 seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households.
- Per Program 10, 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.

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 Huron’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 identifies 12 farm operations within the 93234 zip code, which includes Huron as well as a large amount of land in the unincorporated county surrounding Huron. There is also a vast amount of acreage west of S. El Dorado Avenue in the adjacent 93210 zip code to the east of Coalinga that includes 69 farm operations, some of which may be closely tied to the farmworker population in Huron. Though the farm operations in these zip codes are outside of Huron’s city limits, it is possible that some of

these facilities, particularly those closest to Huron, employ farmworkers that reside or use resources in the city.

According to the 2016-2020 ACS, 63.6 percent of the labor force (1,586 persons) in Huron is employed in agriculture, forestry, fishing and hunting, and mining, the highest rate among jurisdictions in Fresno County (see **Table 2-39, Estimated Farmworkers 2020**, in the **Regional Multijurisdictional Housing Element, Housing Needs Assessment**). Although other jurisdictions may have higher numbers of farm laborer residents, the proportion of persons in agricultural-related jobs in Huron is significant. While not all these workers may be engaged in farm labor, the data allow comparisons between jurisdictions and 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 farmworker 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 H-2A workers must be provided with housing accommodations. The seasonal and often migrant nature of farm labor, and accounting for undocumented workers, suggest that this data likely underrepresents the actual farmworker population, because undocumented residents 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 approximately 50 percent of workers statewide. They are predominantly Mexican, and the majority are Mixteco and Trique indigenous non-Spanish-speaking people. According to the article, “In the Valley of Fear,” published in December 2018 on workingimmigrants.com, 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. In total, the County surveyed 240 farmworkers and 170 farm employers. Of the responses received, 10 (4.2 percent) reported residing in Huron. Further, the survey reports that 60.0 percent of Huron respondents disclosed their status as undocumented, 20.0 percent reported citizen or permanent resident status, and 20.0 percent did not respond. Based on these data, the proportion of undocumented residents estimated by the California Institute for Rural Studies may be applicable to the farmworker population in and near Huron.

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, which is considered extremely low income, correlating with the 2019 poverty threshold of \$25,750. Seasonal workers without a year-round income could have lower incomes. The median income in Huron is \$31,429, and 34.1 percent of the population live

below the poverty threshold. Of the total households in poverty in the city, 90.2 percent 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 63.6 percent of the labor force in Huron is employed in agriculture is combined with the above poverty and EDD wage data, it suggests that a majority of the labor force employed in agricultural industries are Hispanic (see **Regional Multijurisdictional Housing Element, Table 2-10, Employment by Industry**), and it is likely that many of these workers have incomes below the poverty threshold. The city and surrounding areas are designated by TCAC/HCD as an area of High Segregation and Poverty north of the San Joaquin Valley Railroad, and as low resource south of the San Joaquin Valley Railroad, reflecting the low incomes and high rate of poverty. These designations suggest that residents of Huron, including farmworkers, are likely to have limited access to resources and amenities, and according to the University of California Berkeley Urban Displacement Project 2022, populations north of the San Joaquin Valley Railroad are vulnerable to displacement.

To meet the housing needs of the farmworker population in Huron, as shown by **Table 1F-12, Farmworker Housing Facilities in Huron**, the HCD Employee Housing Facilities Permit Services database reported 15 units of single-room, employer-provided farm housing with total capacity for 39 workers, and one dormitory-style facility with a capacity for approximately 90 farmworkers, for a total maximum occupancy of 129 farm laborers in Huron. However, though these units are listed as being in Huron, the El Dorado Land units are outside of the city limits, approximately four miles north of the city center on Dorris Avenue. This distance from the city limits likely does not pose a significant barrier to access to resources, education and medical facilities, transportation links, and other services for farmworkers residing at this facility. According to the TCAC/HCD mapping, the on-site facilities are in areas of High Segregation and Poverty. In addition, there are 33 units identified for H-2A farm laborers, with a total current occupancy of 150 workers. These units are within the city's boundaries, but also in areas of High Segregation and Poverty. The high proportion of persons engaged in the agricultural industries in Huron compared to the capacity of farmworker housing facilities suggests that the farmworkers may have difficulty finding affordable, appropriately sized housing in the city.

Table 1F-12 Farmworker Housing Resources in Huron

Name of Facility	Location	Number of Rooms	Maximum Occupancy
On-Site Farmworker Housing Facilities			
Contreras Brothers Labor Camp	36864 Granada Street - Huron	8	32
Camp 1	18500 E. Palmer Ave. - Unincorporated County	1	90
El Dorado Land Inc.	20431 Dorris Avenue – Unincorporated County	7	7
H-2A Visa Farmworker Housing Facilities			
Granada Camp Foothill Packing Facility	36853 Granada Street - Huron	10	unknown
Tanimura & Antle Alamos Motel	36010 Lassen Avenue - Huron	23	92

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

Note: Facilities reported in operation as of December 31, 2022.

Given the shortage of farmworker housing units, many farmworkers are likely forced to pay market rate for their housing or find other options, such as sleeping in vehicles or garages. Further, in Huron, the majority of on-site farm labor housing is dormitory style and not suitable for families. Farmworkers that are citizens and permanent residents may have access to 548 HUD, USDA, or locally assisted affordable housing opportunities in Huron, 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, even permanent residents, may live in spaces not intended for habitation, such as shacks, outbuildings, 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. Because almost two-thirds of the labor force in Huron may be employed in agricultural operations, farmworkers likely comprise a large proportion of extremely low- and very low-income households experiencing one or more of these housing problems. Based on the Fresno County Farmworker Survey, 81.7 percent of respondents countywide reported an income below \$2,500 per month, which generally corresponds to an extremely low-income household of four. Although 10 of the respondents to the survey identified Huron as their place of residence, only 6 of those responded to the monthly income question, with 3 reporting incomes above \$2,500 per month, and 3 below, suggesting that farmworkers in Huron face similar challenges finding affordable housing as farmworkers throughout the county.

Based on socioeconomic and demographic characteristics of the farmworker population in Fresno County, it is likely many farmworkers in Huron reside in the neighborhoods with lower median incomes and higher poverty rates west of Lassen Avenue and north of the San Joaquin Valley Railroad, where most affordable housing complexes in the city are located, or in the farmworker housing facilities on Granada Street, Palmer

Avenue, and Lassen Avenue. The Alamos Hotel H-2A housing, Camp 1 employee housing facility, and El Dorado Land Company employee housing are in a block group with a median income of \$19,782. Similarly, the Granada Camp Packing Facility H-2A housing and Granada Camp Packing Facility employee housing are in a block group with a median income of \$30,132. However, any undocumented workers in Huron would face the additional challenge of not qualifying to participate in the HCV program, thus limiting access to affordable opportunities.

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 pro-rated 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 any USDA-assisted affordable multifamily housing complexes (Silver Birch Apartments and Conquistador Huron Apartments), yet a family with an eligible householder that includes undocumented household members would qualify to reside in these properties and receive full HCV benefits. This assistance-ineligible population is at higher risk of overpayment, overcrowding, and displacement compounded by the legal complexities of eligibility and language barriers.

Unlike most jurisdictions in Fresno County, the majority of the residential opportunities in Huron are multifamily units, which comprise 55.6 percent of the housing stock, of which, 61.0 percent are deed-restricted affordable units. Huron also has the highest proportion of mobile homes (6.1 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. Renter households are the predominant tenure type, at 79.1 percent of households, suggesting that a portion of single-family units and mobile homes are also renter occupied. North of the San Joaquin Valley Railroad, 85.6 percent of the households are renters, and south of the railroad only 42.8 percent of the households are renters. The high renter rate in the older single-family neighborhoods surrounding the commercial core may support the findings of the Farmworker Survey that farmworkers in Fresno County, including all respondents from Huron, prefer to reside in single-family units regardless of owner or renter status. Of the farmworkers surveyed who live in Huron, 30.0 percent are homeowners compared to a citywide rate of 20.9 percent. Though the farmworkers who are homeowners in Huron reported having lived in Fresno County for at least 28 years, none of them identified themselves as either

citizens or permanent residents, with two not responding and one claiming undocumented status. In addition, 71.4 percent of the renters were undocumented, and 40.0 percent had been in Fresno County for less than eight years. Regardless of years lived in Fresno County and legal residency status, all of the renters reported that they want to be homeowners but cannot attain that goal.

According to the Fresno County Farmworkers 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 percent 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 and larger household sizes. However, the low proportion of owner-occupied housing units suggests that the cost of homeownership (see **Table 2-22, Home Sales Recorded in 2021-22**, in the HNA) is more than the majority of households in the city, many of whom are likely farmworkers, can pay, even though housing prices in Huron are the lowest in the county.

The Fresno County Farmworker Survey found that the average household size among farmworkers countywide was 3.9 persons, and 57.1 percent reported living in households with five or more persons. Also, survey results indicated that 58.4 percent of the farmworkers in the county were living in overcrowded conditions, with renter households experiencing overcrowding at a higher rate. The average household size in Huron (3.8 persons) is higher than the county and state overall, and 28.1 percent of households in the city have more than five persons, 72.5 percent of which are renter households. However, homeowner households have a larger household size (4.1 persons per household) than renters (3.7 persons per household). The Farmworker Survey found that while one-half of the respondents in Huron had household sizes of three or fewer persons, the remaining households had an average of 5.8 household members. Further, renters were predominantly impacted (over 80.0 percent), while homeowners did not report overcrowded conditions.

In Huron, 54.1 percent of rental units, which may include single-family homes that have been converted to rentals, have three or more bedrooms, and 89.3 percent of ownership homes have three or more bedrooms, which can better accommodate larger households without overcrowding. Average household size in the Areas of High Segregation and Poverty in Huron and in the neighborhoods where the majority of affordable housing complexes are located, tend to have larger households, ranging from 4.1 to 4.3 persons, with rates of overcrowding at 33.5 percent. This may indicate that large families are unable to find affordable housing to accommodate their size or that multiple households or individuals share a single unit, which indicates that although affordable rental units are available, some large families, including farmworker households, may face challenges finding adequately sized affordable rental units in Huron.

In response to the observed need for continued support and housing resources for local farmworkers, the City has included **Programs 8 and 9** to offer technical support in applications for funding construction of farmworker housing and include a preference for farmworker households in 15 percent of new units.

***Programs to Address Disproportionate Housing Need and Displacement Risk:
Farmworkers***

- Per Program 1, the City will continue to participate in the countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including farmworker housing.
- Per Program 7, the City will 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, including farmworkers.
- Per Program 8, the City will reach out to local farm employers to identify housing needs and seek funding to support development and will also continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.
- Per Program 9, 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.
- Per Program 10, 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.
- Per Program 165, the City will amend its zoning code to 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. Additionally, the Zoning Code will be amended to 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).

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 identified the area north of the railroad and the area west of

S. Lassen Avenue as having an elevated displacement risk, at the level of “probable displacement” (**Figure 1F-19, Elevated Displacement Risk**). These areas correspond with those identified as an area of High Segregation and Poverty, suggesting a disproportionate burden on lower-income and non-White households.

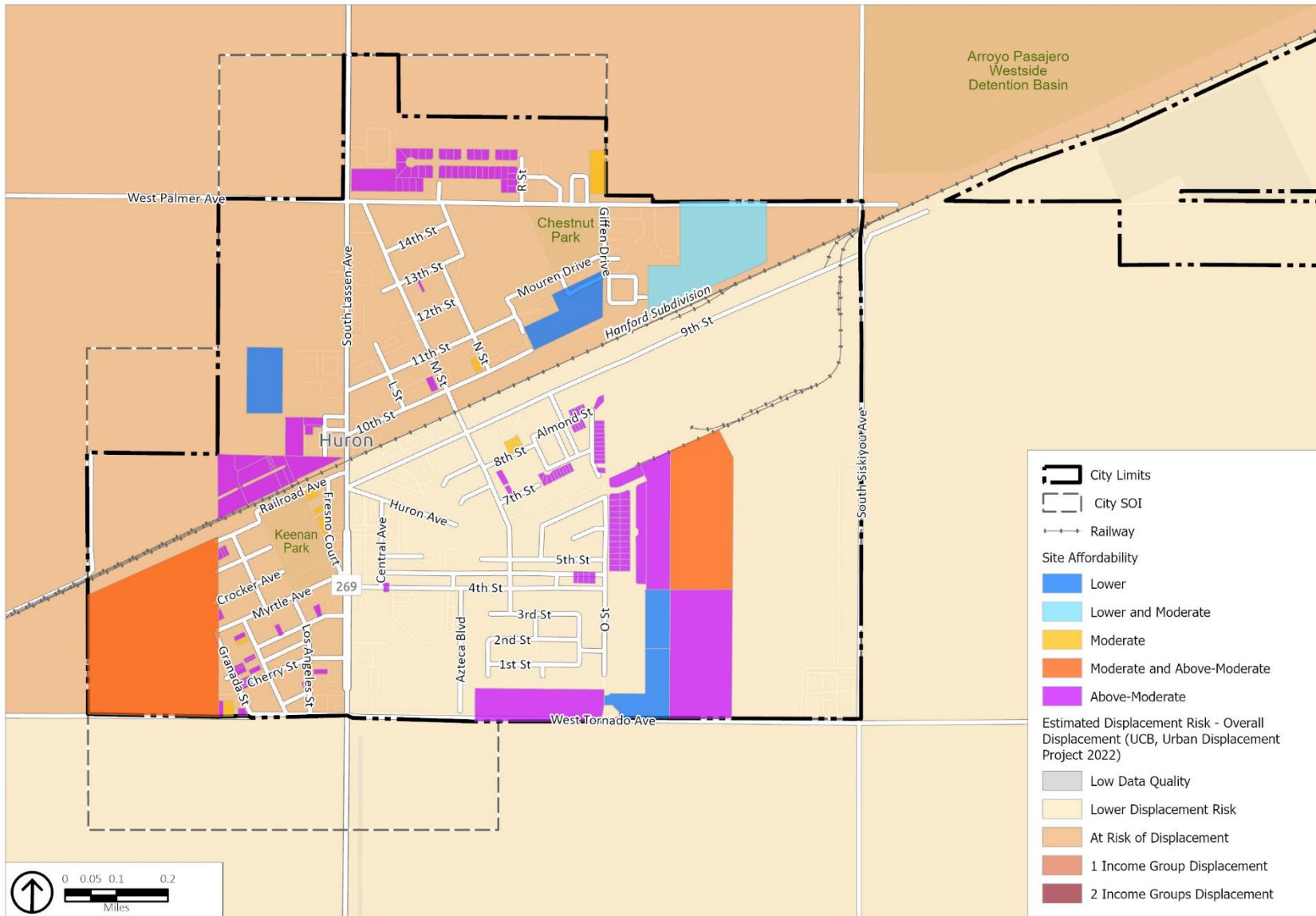
The Urban Displacement Project has also identified the entirety of the city as a “vulnerable community” (**Figure 1F-20, Vulnerable Community Designation**). Vulnerability is defined as areas in which the share of very low-income residents is above 20.0 percent, and the tract meets at least two of the 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 Huron, it can be assumed that residents in northern and western Huron likely experience heightened displacement risk compared to residents in the southeastern portion of the city. However, given the relatively low median income, high rates of poverty, and concentration of non-White households in the whole of the city compared to the region, there may not be one area with a significantly higher rate of displacement within city limits. Rather, all residents of Huron likely face a heightened displacement risk compared to residents elsewhere in the county due to a combination of incomes and housing prices.

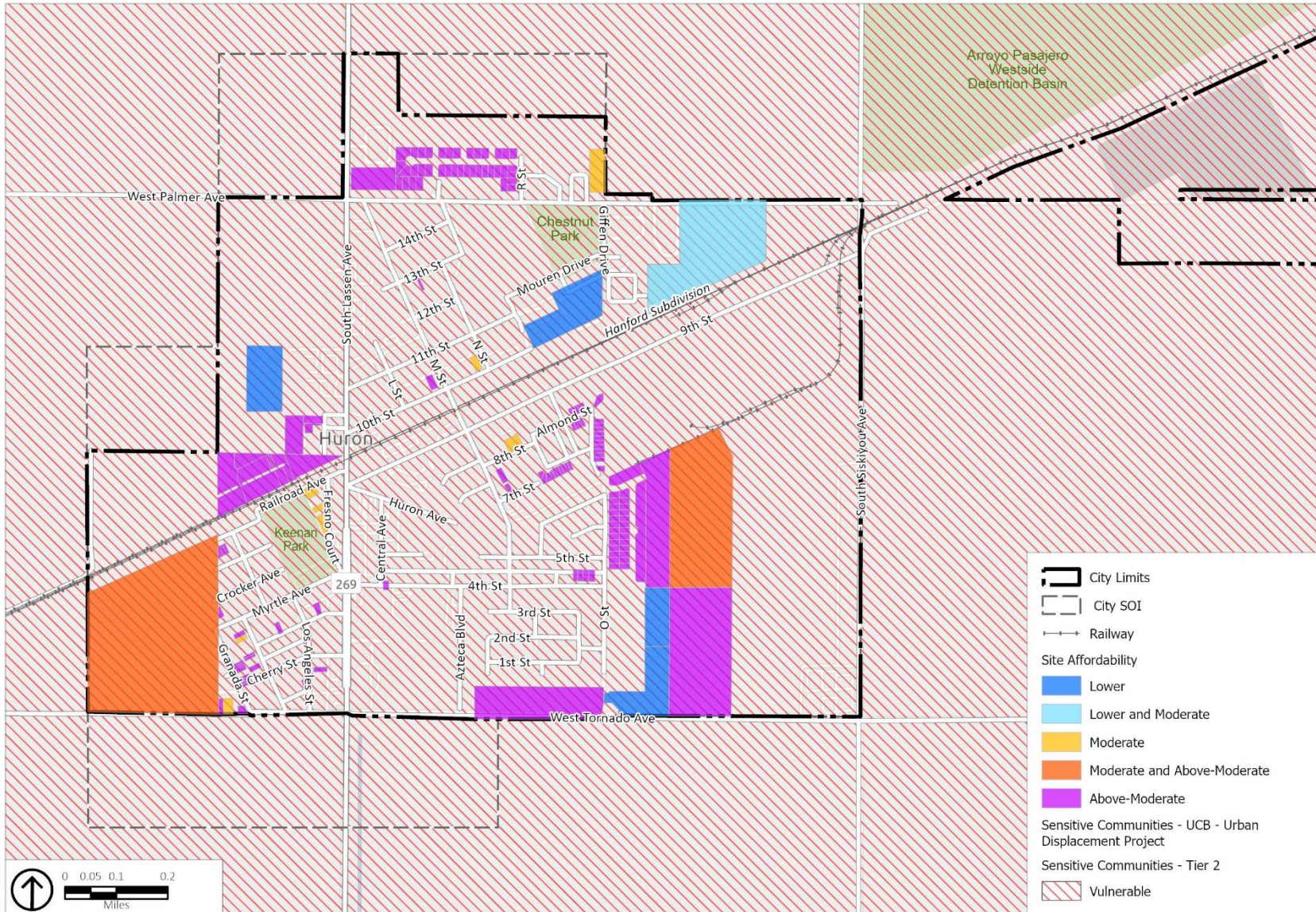
As found in the analysis of overpayment, for-sale home costs have increased by an average of 10.2 percent annually since 2014, and rental costs have increased by an average of 4.6 percent annually since 2015. In contrast, the ACS estimates that, since 2014, the median income in Huron has increased by an average of 1.5 percent annually. While the increase in median income is one of the largest jurisdictional-level changes in Fresno County, Huron remains one of the lowest-income communities in the region. When comparing change in median income to change in home prices, it is clear that the increase in housing costs far outpaces any changes in wages, particularly home values, indicating increasing displacement risk for residents of Huron. Given the rapid increase in home values, current and prospective homeowners are likely impacted the greatest by changes in housing cost. 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, in contrast to conditions in Huron, there may be a countywide decrease in displacement risk due to home costs. The inflated displacement risk resulting from discrepancies in wages and housing costs in Huron reflects a disproportionate need for affordable options in the city.

FIGURE 1F-19: ELEVATED DISPLACEMENT RISK



Source: UCB, Urban Displacement Project 2022

FIGURE 1F-20: VULNERABLE COMMUNITY DESIGNATION



Source: UCB- Urban Displacement Project

***Programs to Address Disproportionate Housing Need and Displacement Risk:
Displacement Risk***

- Per Program 10, 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.
- Per Program 14, 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.
- Per Program 176, the City will assist residents with reasonable accommodation requests to reduce displacement risk and encourage three accessible units to improve housing mobility.
- Per Program 187, 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.
- Per Program 224, the City will pursue funding under federal and state programs to reinstate the affordable housing rehabilitation program to assist in reducing displacement risk for homeowners and their households by improving living conditions and enabling them to stay in their home and community.
- Per Program 232, the City will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. to assist in reducing displacement risk and promote place-based revitalization for residents by improving living conditions and enabling them to stay in their home and community.
- Per Program 243, the City will promote the availability of its Homebuyer Assistance program , particularly in areas with concentrations of renters, particularly lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations and will continue to post the program on the City’s website.
- Per Program 254, the City will assist lower-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs.
- Per Program 276, the City will provide fair housing information on the City’s website and in printed materials available in public buildings in both English and Spanish.
- Per Programs 287 and 298, the City will prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities through implementation of the City’s General Plan and Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.

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

The City of Huron is unique in Fresno County in terms of type of residential dwelling unit composition and development trends. The ACS estimates that approximately 41.3 percent of Huron's housing stock is made up of single-family dwellings, including both attached and detached units, a significantly smaller proportion of single-family units than many Fresno County jurisdictions. However, this is an increase in the proportion of Huron's housing stock, from 37.4 percent in 2010. The proportion of multifamily structures with 5 or more units has also increased from 21.0 percent in 2010 to 29.9 percent in 2020. This increase is largely due to the addition of structures with 20 or more units. In contrast to the increase in the supply of single-family units and larger multifamily buildings, the percentage of structures with two to four units has decreased from 35.2 percent of the housing stock to 21.5 percent. Mobile homes only comprise 5.6 percent of the housing stock, a decrease from 6.5 percent in 2010.

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 lower- and moderate-income households, restricting access to economic, educational, and other opportunities that may be available in single-family home communities. However, in the City of Huron, the single-family residential areas in the northeast and southwest quadrants of the city are designated High Segregation and Poverty. The single-family residential neighborhoods in the southeast quadrant are designated low resource, with the few residential units in the northwest quadrant having no TCAC/HCD designation. Additionally, all but the southeast quadrant of the city is designated as an area of High Segregation and Poverty, as discussed in the Patterns of Integration and Segregation analysis. Therefore, although there may be limited homes available for purchase in single-family residential neighborhoods that provide opportunities for home ownership for lower-income households in Huron, they may not necessarily offer more positive access to education, services, employment, or business resources.

As shown in **Figure 1F-12, Zoning in Huron**, there are two zones for multifamily housing: Medium/High Density Residential (R-2) and High Density Residential (R-3). The R-2 zones are primarily in the tracts designated by TCAC/HCD as High Segregation and Poverty, including two large parcels of vacant land zoned R-2 in the northeast quadrant of the city north of West Palmer Avenue and east of the Parkside and Huron Portfolio Apartments. Within the southwest quadrant, land zoned R-2 includes the neighborhood of duplex units west of Keenan Park, blocks between Orange Street and Granada Street; and a large

undeveloped parcel on West Tornado Avenue at the southwestern corner of the city. Within the southwest quadrant of the city, the site of the Silver Birch affordable multifamily units is zoned R-2, as well as the Huron Mobile Home Park at the intersection of M Street and 8th Street.

Affordable housing development typically requires higher-density zones to support construction; therefore, zones limited to single dwelling units on each lot often do not support affordable development. However, given home prices in Huron, this is not necessarily the case for single-family development in the community. Further, multifamily zones are scattered throughout the city, although they are more highly concentrated north of 9th Street. High-density R-3 residential zoning within the northeast quadrant of the city supports seven affordable multifamily complexes and several market-rate apartments. Parcels within the R-3 zone are sited east of Giffen Drive, south of Mouren Drive, and north of West Palmer Avenue on the three sides surrounding Huron Community Park and on the east side of South Lassen Avenue north of the intersection with West Palmer Avenue. In the southeast quadrant, R-3 zoning is sited east of South Lassen Avenue and north of West Tornado Avenue within the affordable Porvenir I and II Estates multifamily complexes. Two small R-3 parcels are zoned within the southwest quadrant, and one in the northwest quadrant, in the vicinity of the central business district and service commercial uses.

Generally, the R-2 zones serve as a transition between single-family R-1 zones and either R-3, commercial, or other nonresidential uses. In the southern portion of the city, R-2 designations serve as a transition between single-family zoning and Central Business District (CBD) and commercial uses in many of the older neighborhoods. Additionally, redevelopment efforts in the central commercial core include the potential for mixed-use development with residential units and creative alley-facing dwelling unit configurations. In the northern portion of the city, the R-2 zones east of the college and north of Palmer Avenue also provide a transition between the R-3 zoned parcels and nonresidential uses and lower-density, residential-zoned parcels.

While medium- and high-density multifamily housing types and the majority of affordable housing complexes are largely in High Segregation and Poverty resource designation areas of the city, there are no affordable multifamily complexes in the southwest quadrant, suggesting that more affordable product types in that portion of the city are single-family units, or R-2 zoned duplex/triplex or fourplex multifamily type units. Unlike other Fresno County jurisdictions, where the highest-density zones are adjacent to major transportation routes and general commercial zones, higher-density zones in Huron are in the vicinity of parks and public facilities, promoting access to related recreational opportunities and services.

Programs to Address Other Relevant Factors: Land Use and Zoning Patterns

- Per Program 4, the City will 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.

- Per Program 7, the City will work with developers of multifamily and affordable housing projects to identify site opportunities in proximity to parks and public facilities, promoting access to related recreational opportunities and services to facilitate and support housing mobility by improving access to resources.
- Per Program 14, the City will encourage a variety of housing types to address the housing needs of various household types, sizes, and incomes.
- Per Program 165, the City will amend the Municipal Code and add City website links to the Zoning Code portion of the Municipal Code for easy access by citizens and the development community.
- Per Program 210, the City will develop objective design guidelines and standards to provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments.
- Per Program 287 and 298, the City will prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities through implementation of the City's General Plan and Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.

Historical Development Patterns

The original Huron townsite, based on the 1892 Thomas Guide, consisted of 8 blocks of 16 narrow lots on each side of the block on either side of the Southern Pacific Railroad line. The foundation of the community was laid out in a diagonal pattern similar to many other jurisdictions in Fresno County that originated as a rail stop. The initial area is bound by 12th Street to the north, 7th Street to the south, K Street to the west (now Central Avenue), and O Street to the east. The southwestern section of the city west of South Lassen Avenue, known as Taylor's Addition, was also laid out from Railroad Avenue to the north along the rail line, down to Home Avenue adjacent to the southern city limits, bound by Granada Street on the west, with similar block configurations. This area currently has been designated as an area of High Segregation and Poverty, reflecting the concentration of poverty, likely due to the availability of less-costly older housing stock and farmworker housing in this section of the city.

Following World War II, the city began expanding in the northeast quadrant along 13th and 14th Streets, residential development began spreading into the southeast quadrant along Huron Avenue and Central Avenue, followed by expansion along 5th Street, and scattered properties within Taylor's Addition, which began to develop with single-family and small multifamily units, continuing into the 1980s. Beginning in the 1980s, housing production took off, with over 75.0 percent of the current housing stock in the city constructed after 1980. Infill of vacant residential lots in existing neighborhoods in the northeast and southwest quadrants continued; the southern portions of the southeast quadrant began experiencing more planned growth in the neighborhoods between 3rd Street, O Street, and the southern city limits; the Silverbirch affordable housing complex was constructed in 1993; and the Porvenir Estates I and II were constructed in 2001; as well as the Almond/Pecan Street neighborhood at the eastern edge of the city south

of 9th Street in the early 2000s. The northeastern portion of the city also grew north and south of Palmer Avenue, with seven affordable multifamily complexes constructed between 1979 and 2017.

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 Huron has been prioritized based on need and available funding. Shortages of funding have limited the majority of investment in older areas of the city, particularly in the central business district. The Capital Improvement Program (CIP) is funded from a variety of sources that can each be used for specific purposes. These funds, as available, are allocated to improve roadways, sidewalks, and other transportation infrastructure. One such project that is currently underway are sidewalk improvements to improve pedestrian safety and connectivity, by widening sidewalks and installing curb ramps, drive approaches, and curbs and gutters along M Street, 10th Street, 12th Street, and 13th Street.

Although the City of Huron's primary industry is agriculture, there is sufficient labor force in the area to support other types of industries, including manufacturing. The City's Economic Development Strategy is to promote the location of the city within 5 miles of SR 198 and 15 miles of Interstate (I-) 5 for manufacturing businesses, with the recent purchase of the Huron Industrial Business Park land along SR 269 near the northern edge of the city to develop as a "shovel ready" commercial and industrial park site. Available sites are rough graded and ready with water, sewer, storm drainage, major street improvements, gas, and electrical service conduits ready for service extensions.

The Fresno County Housing Authority has proposed Corazón del Valle Commons, an affordable mixed-use development, on seven acres of vacant land on the corners of 12th and Fresno Streets in the vicinity of the central business district and City Hall. The project will consist of 61 one to four-bedroom units, a community building for resident activities, and commercial/civic space. While this project is within the area identified as an Area of High Segregation and Poverty, it will not only provide housing mobility opportunities for residents of the city potentially facing displacement, it will also contribute to reinvestment in the older downtown commercial area.

Programs to Address Other Relevant Factors: Place-Based Revitalization

- Per Program [224](#), the City will pursue funding under federal and state programs to reinstate the affordable housing rehabilitation program to assist in reducing displacement risk for homeowners and their households by improving living conditions and enabling them to stay in their home and community.
- Per Program [232](#), the City will improve housing conditions in areas of need through its code enforcement and substandard abatement processes. This 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. Per Program [27](#), the City will prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities through the

City's Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.

- Per Program ~~298~~, 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.

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 Huron 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 15** 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.
- **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 ~~776~~259, composed of ~~232~~118 lower-income units, ~~196~~33 moderate-income units, and ~~348~~108 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 R-3 and R-3-A zoning districts.
- **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 September 2023 (**Program 19**).
- **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 19 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 Fair Housing Council of Central California and California Rural Legal Assistance (CRLA) and has included Program 26 to meet with local fair housing and legal aid organizations, and other interested cities in Fresno County, to develop materials or biannual training for landlords on fair housing rights and responsibilities with the intent of reducing, or eliminating, discrimination.
- **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 1F-8, Factors Contributing to Fair Housing Issues.**
- **Equal Access (Government Code Section 11135 et seq.).** The City offers translation services for all public meetings 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

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 nonprofit, 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.

The City of Huron has a website with limited information, and there are no direct links to resources for tenants of rental properties experiencing discrimination in any capacity. While there is a link to the Fresno Housing Authority, it is difficult to find and has not been updated for several years.

In response to the feedback received, the City has included Program 27 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 inquires made, by residents of the City of Huron between January 2013 and April 2021. However, a lack of formal cases does not necessarily mean that there is no discrimination in Huron. 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.

Programs to Address Enforcement and Outreach Capacity

- Per Program 1, the City 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.
- Per Program ~~232~~, the City's Code Enforcement division will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes.

- Per Program 276, the City will provide fair housing information on the City’s website and in printed materials available in public buildings in both English and Spanish and will coordinate with the Housing Authority, FCOG, and other Fresno County jurisdictions to develop Spanish-language printed materials. Furthermore, the City will 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.

Sites/Fair Housing 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 1F-13, Residential Unit Capacity by Census Tract in Huron, presents the Regional Housing Needs Allocation (RHNA) capacity by census tracts in the city, and the existing conditions of each tract as they relate to indicators of fair housing. **Figure 1F-21** shows the location of each census tract within the city. Census tract 78.01 includes land within the city to the south of the San Joaquin Valley Railroad bounded by South Lassen Avenue to the west, as well as land within the adjacent unincorporated county. Tract 78.02 includes land adjacent to tract 78.01 west of South Lassen Avenue, south of the San Joaquin Valley Railroad, and land north of the San Joaquin Valley Railroad including land within the adjacent unincorporated county. As shown, the sites within census tract 78.01 have capacity for either lower-, moderate-, or above moderate-income units, with one site identified with mixed moderate- and above moderate-income unit capacity; comprising 47.143.2 percent of total unit capacity. Sites with single-income unit potential, as well as a mixed lower- and moderate-income site, and a site with mixed moderate- and above moderate-income unit capacity are identified Tract 78.02.

As identified in the analysis of Patterns of Integration and Segregation, census tract 78.02 meets the criteria of being considered an Area of High Segregation and Poverty. This area includes commercial uses along South Lassen Avenue, numerous multifamily complexes, seven affordable multifamily housing complexes, Huron Elementary School and Chestnut High School, an adult continuation school, city facilities, and residential subdivisions. In this tract, approximately 80.6 percent of the population are lower- and moderate-income households and the median income ranges from \$17,738 in the northeastern block group to \$30,132 in the Keenan Park Recreation Center neighborhood. Further, 53.6 percent of the population is below the poverty threshold, over 98.5 percent of the residents identify as non-White, 85.6 percent are renter households, and one-third of households are overcrowded. This tract also has a high CalEnviroScreen score, thus ranking as a disadvantaged community, and over one-half of renters are cost burdened; overall reflecting characteristics of vulnerability to displacement and disproportionate housing need for lower-income households.

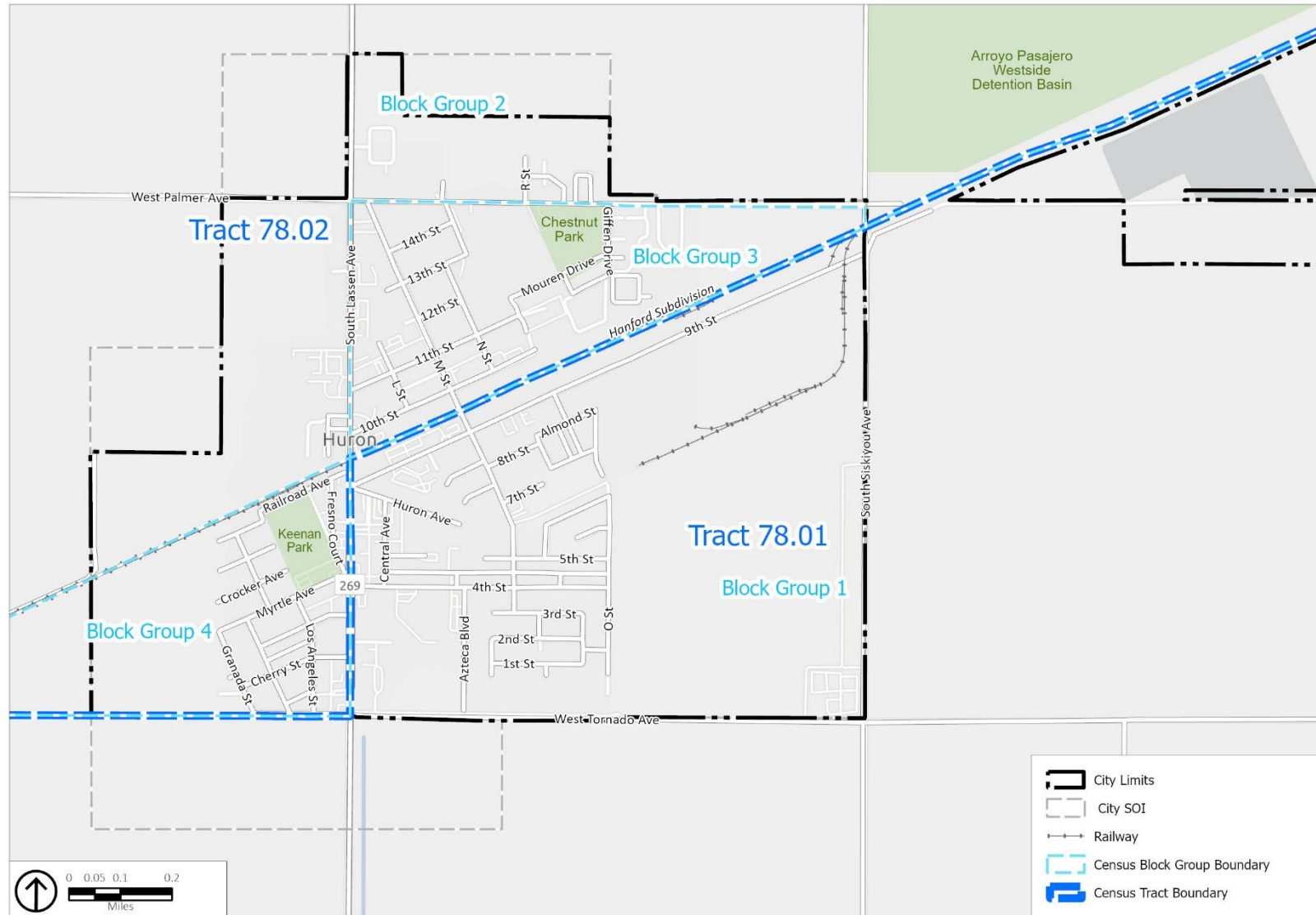
Table 1F-13 Residential Unit Capacity by Census Tract in Huron

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators											
					Integration and Segregation					Access to Opportunity			Displacement Risk			
		Low	Mod.	Above Mod.	Median Income	Poverty Rate	Low- to Moderate-Income Population	Non-White Population	Disability Rate	Resource Designation	Jobs Proximity Index	CalEnviro Screen Percentile	Overcrowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate	% Renter Households
78.01	868	8989	1955	162290	\$44,042	26.2%	79.2%	98.4%	10.0%	Low Resource	35	75.0	21.7%	39.8%	46.9%	42.8%
78.02	1,186	117231	68195	119231	\$17,738 - \$30,132	53.6%	80.6%	98.5% - 99.3%	6.4%	High Segregation and Poverty	41 - 69	84.7	33.5%	53.6%	29.9%	85.6%

Source: ~~2016-2020~~2015-2019 ACS, TCAC 2021 and 2023, HUD 2020

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FIGURE 1F-21: CENSUS TRACTS IN HURON



Source: Census 2010

Approximately ~~52.9~~53.0 percent of the total unit capacity is identified in this tract. To reduce displacement risk for these households, the City has identified unit capacity to integrate ~~78.6~~56.8 percent of lower-income unit potential (~~33.8~~38.5 percent of total tract unit capacity) in this tract. The inclusion of the pipeline Corazón del Valle project (~~29.1~~14.4 percent of lower-income unit capacity), and additional ~~11.1~~14.9 percent of lower-income unit capacity adjacent to Chestnut Park facilitate housing mobility opportunities and provide additional lower-income housing stock to reduce overpayment and overcrowding and associated potential risk of displacement for existing residents in the neighborhoods in which they are already living. Additionally, moderate- and above moderate-income unit capacity contributes ~~31.3~~22.3 and ~~34.9~~39.1 percent respectively of the tract's total unit potential to combat patterns of concentrated poverty and foster improved access to resources and opportunities for lower-income households. To facilitate mixed-income and more income-integrated, diverse neighborhoods in the Area of High Segregation and Poverty, a mixed-income site with ~~42.8~~41.4 percent of moderate-income unit capacity is co-located with ~~22.6~~12.5 percent of above moderate-income unit capacity in the southwest corner of the city; and a second site in the northeast corner of the city is identified with ~~25.0~~24.1 percent of moderate-income unit capacity co-located with ~~53.1~~22.8 percent of lower-income unit capacity. Additionally, ~~12.9~~8.2 percent of above moderate-income unit capacity potential is located off Pasadena Avenue, west of South Lassen Avenue, just north of Keenan Community Center; and another ~~9.0~~15.3 percent is identified north of Palmer Avenue adjacent to Palmer Heights and Terra Del Vista affordable multifamily complexes, and Huron Garden Apartments to offer housing mobility opportunities for higher-income households in a city where such resources are limited.

The City has included Programs 7 and 10 to support construction of affordable housing in areas where it will reduce potential for displacement 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 distribution of sites identified in **Table 1F-13, Residential Unit Capacity by Census Tract in Huron** is based on the availability of sites and potential for development during the planning period.

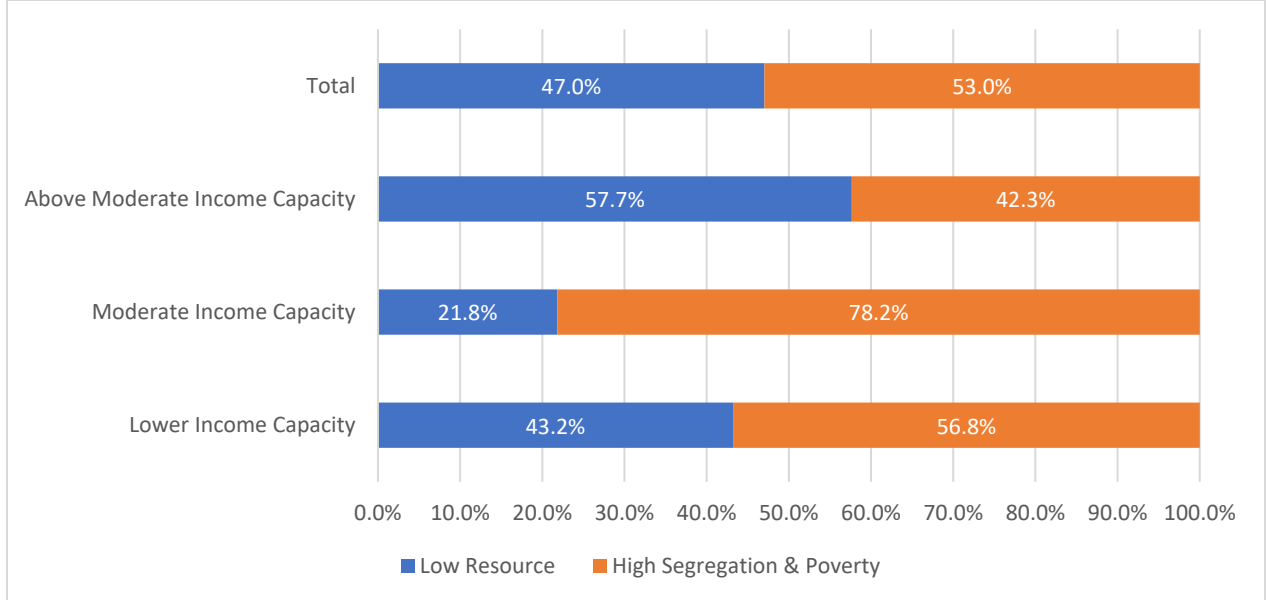
1F-22 through **Figure 1F-32** compare the distribution of projected units by income category of the following indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, predominant population, disability rates, environmental health, overcrowding, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and 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

The entire city and surrounding unincorporated areas were designated by TCAC/HCD in 2021 as Low Resource south of the San Joaquin Valley Railroad and east of South Lassen Avenue. North of the San Joaquin Valley Railroad to West Palmer Avenue, east of South Lassen Avenue; and south of the San Joaquin Valley Railroad, west of South Lassen Avenue meets the criteria of an Area of High Segregation and Poverty. The portion of the city west of South Lassen Avenue and north of the railroad line does not have a TCAC/HCD designation based on the 2021 TCAC/HCD regional methodology, as described in earlier analysis. However, the 2023 TCAC/HCD methodology, which tailors the identification of areas with high concentrations of populations of color and poverty to the block group/tract level, has determined that this block group reflects the established High Segregation and Poverty criteria. Therefore, any unit capacity distributed within this portion of the city (tract 78.02 Block Group 2) is considered to have a High Segregation and Poverty designation, likely based on income, racial and ethnic characteristics of the population, environmental conditions, and educational outcome, as well as proximity to commercial, employment, services, and amenities. Because there are no moderate or high resource designations in Huron, they are not reflected on **Figure 1F-21, Unit Capacity within TCAC/HCD Resource Designations**.

FIGURE 1F-22: UNIT CAPACITY WITHIN TCAC/HCD RESOURCE DESIGNATIONS



Source: 2023 TCAC/HCD, City of Huron 2023

The majority of the total unit capacity identified to meet the RHNA is in Areas of High Segregation and Poverty, and the remainder is in the low resource designation. As there are no moderate or high resource designated tracts in the city, no one area with identified unit potential is significantly more advantageous in terms of access to resources, although the concentrations of poverty and racial segregation do represent populations of concern potentially at risk of displacement.

In the Area of High Segregation and Poverty, opportunity for ~~62.9~~53.0 percent of the unit capacity has been identified, including ~~78.6~~56.8 percent of lower-, ~~78.1~~2 percent of moderate- and ~~45.9~~42.3 percent of above moderate-income unit capacity. All of the sites in the inventory are on vacant parcels, therefore not risking displacement of existing residents. All of the identified sites are within the incorporated boundaries of the city. The northeast Huron Elementary School block group has one of the lowest median household incomes of any area with lower-income opportunity sites, at \$19,782. It also has the highest level of households with incomes under the poverty level (53.6 percent), and 37.6 percent of children live in female-headed households. Of census tracts where lower-income opportunity sites are identified, the Area of High Segregation and Poverty had the highest rate of household overcrowding, with 33.5 percent of households experiencing overcrowding, and between 5.0 and 20.0 percent of households experiencing severe overcrowding, likely varying between neighborhoods. Almost all of the residents in the Area of High Segregation and Poverty are renters, and over one-half are cost burdened, in contrast to homeowner housing cost burden (of 29.9 percent). The presence of one-half of the affordable deed-restricted housing resources clustered in the northeastern Huron Elementary School neighborhoods likely contributes to the less positive quality of life indicators. As discussed in the Farmworker Housing Needs Analysis, almost two-thirds of the labor force in Huron may be employed in agricultural operations, and therefore farmworkers likely comprise a large proportion of extremely low- and very low-income households experiencing housing problems. Based on socioeconomic and demographic characteristics of the farmworker population in Fresno County, it is likely many farmworkers in Huron reside in the neighborhoods where most of the affordable housing complexes in the city are located, in the farmworker housing facilities on Granada Street, or older, more affordable housing stock. By identifying sites in the Area of High Segregation and Poverty that could accommodate lower-income households, the City can help alleviate the factors that contribute to an increased risk of displacement for renter households, including cost burden and overcrowding or high concentrations of female-headed households, by creating more affordable housing opportunities. However, only a few individual above moderate-income infill sites are identified in this neighborhood, less than 1.0 percent.

By identifying lower-income sites (~~64.2~~27.7 percent of lower-income unit capacity) in the Huron Elementary School neighborhood that could develop housing to accommodate these households, the City can support the mobility of lower-income households. Site 4 in the northeast corner of this neighborhood provides potential for a mixed-income project, including ~~22.8~~53.1 percent of lower-income unit capacity integrated with ~~25.0~~24.1 percent of moderate-income unit capacity. The inclusion of the moderate-income unit capacity can foster a more income-integrated neighborhood, helping to reduce potential for further concentration of poverty and segregation of populations of color in this very low-income neighborhood and provides housing mobility opportunities for moderate-income households that may be priced out of some

parts of the housing market while having incomes above the threshold for housing assistance. Additional unit capacity in this neighborhood (~~11.14.9~~ percent of total lower-income unit capacity and ~~1.51.2~~ percent of moderate-income unit capacity) is identified adjacent to the affordable Huron Park Apartments with close access to Chestnut Park and Huron Elementary School, which is particularly beneficial to lower- and moderate-income, single-parent households. However, only a few individual above moderate-income infill sites are identified in this neighborhood, less than 1.0 percent. The lower-income site capacity is identified to address identified need for an increased supply of affordable housing for cost-burdened, lower-income and overcrowded households to remain in this neighborhood, reduce the overall risk of displacement, and provide housing mobility opportunities for lower-income households from all areas of the city.

The Area of High Segregation and Poverty neighborhoods north of Palmer Avenue and in the vicinity of City Hall to the west of South Lassen Avenue, with the lowest median income in the city, include sites at all three income categories (~~15.222.8~~ percent of total unit capacity). Above moderate-income units (~~9.015.3~~ percent of total above moderate-income unit capacity) and 4.6 percent of moderate-income unit capacity are integrated into the neighborhood north of Palmer Avenue between two affordable multifamily complexes, and ~~12.04.0~~ percent of above moderate-income unit capacity north of Pasadena Avenue at the western edge of the city. Inclusion of potential additional higher-income housing stock fosters income integration in these developing high poverty, lower-income neighborhoods at the perimeter of Huron and provides new housing opportunities to augment the limited supply for moderate and above moderate-income households. The pipeline Corazón de Valle affordable multifamily complex is in the vicinity of the City Hall with proximity to commercial resources along South Lassen Drive, providing ~~14.429.1~~ percent of lower-income unit capacity to help alleviate the high cost of housing relative to income levels for households experiencing overpayment and overcrowding.

The southwestern Keenan Park neighborhood in the Area of High Segregation and Poverty, includes ~~23.416.0~~ percent of total unit capacity, ~~the majority of which is identified in a mixed income site accommodating including~~ ~~42.848.3~~ percent of moderate-income and ~~22.617.8~~ percent of above moderate-income unit capacity ~~and primarily identified in a mixed-income site (Site 11)~~. The concentration of higher-income unit capacity in this low-income and high poverty neighborhood potentially fosters income-integrated neighborhood development and de-concentration of extremely low-income households. Scattered moderate- and above moderate-income infill sites throughout the residential areas south of Keenan Park encourage place-based revitalization through development of vacant parcels and further the development of income-integrated neighborhoods.

The remainder of total unit capacity (~~37.1~~ ~~47.0~~ percent) is distributed within the low-resource tract in the southeastern portion of the city. The median income is in the low category (\$44,042), and over one-quarter of the population has incomes below the poverty threshold. Homeowners are the predominant tenure, although almost one-half of homeowners are cost burdened, and overcrowding rates are high. The lower-income site capacity (~~21.543.2~~ percent of total lower-income unit capacity) is projected to address an existing need for an increased supply of affordable housing for lower-income and overcrowded households to remain in their neighborhoods and reduce the risk of displacement.

The City has identified over one-half of the total above moderate-income unit capacity in the low-resource designation, primarily at the southeast edge of the city, including a combination of block level infill sites; large vacant parcels east of O Street; and the Mi Casa pipeline project along the southern edge of the city. The lower-income site is sandwiched between the above moderate-income sites, promoting a more income-integrated pattern of development, which is further promoted with the identification of a mixed moderate- and above moderate-income unit site, which includes ~~21.9~~ 19.5 percent of moderate-, and ~~10.86.0~~ percent of above moderate-income unit capacity. Future construction potential of higher-income units in the vicinity of lower-income neighborhoods not only integrates income mix and facilitates housing mobility for higher-income households, but it also aims to reduce existing income and segregation patterns and potentially dilute the socioeconomic conditions contributing to a lower-resource status.

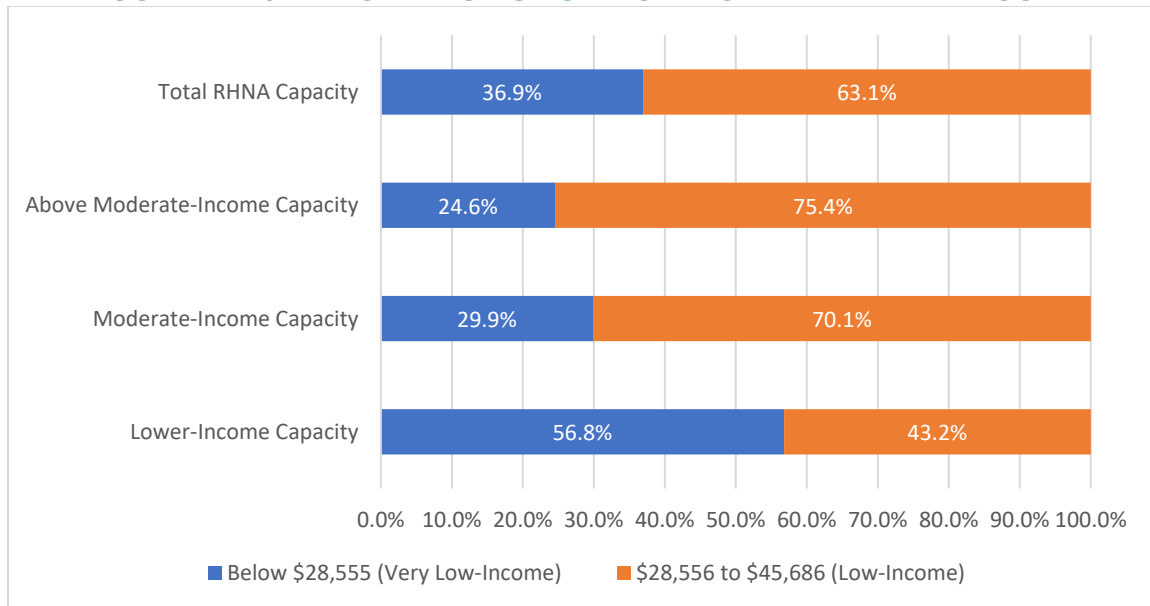
Income

As previously discussed, Huron is a lower-income community with median incomes varying by neighborhood, based on 2015-2019 ACS data on the AFFH Data Viewer 1.0. Incomes are all below \$44,042, regardless of TCAC/HCD resource designations and Area of High Segregation and Poverty status. These lower-income neighborhoods generally feature older, small-lot residential housing, multifamily properties, including affordable housing complexes, farmworker housing, a small mobile home park, and manufactured housing neighborhoods, as well as some newer single-family subdivisions.

As shown in **Figure 1F-23, Percentage of Unit Capacity by Median Income**, a larger percentage of the unit capacity (60.7 percent) has been identified on sites within the neighborhoods south of the San Joaquin Valley Railroad corresponding to the low-income category (based on 2020 HCD income limits for Fresno County), a portion of which is distributed within the western Area of High Segregation and Poverty. The majority of these identified sites are designated for moderate-income (68.8 percent), and above moderate-income (78.8 percent) unit capacity, which facilitates de-concentration of lower-income households by integrating higher-income housing resources into areas where this type of housing is currently limited. It will help to facilitate mixed-income neighborhoods and encourage future income integration in areas that are currently designated as Areas of High Segregation and Poverty, with a predominance of lower-income households. The inclusion of 21.4 percent of lower-income unit capacity in the low-resource portion of the city helps to address the need for affordable housing without siting large amounts of affordable housing to further concentrate lower-income households in the Area of High Segregation and Poverty.

Additionally, 39.3 percent of total unit capacity is distributed within neighborhoods north of the railroad, which are fully within the Area of High Segregation and Poverty with incomes in the Very Low category and below. The inclusion of 78.6 percent of lower-income unit potential expands affordable housing stock resources, relieving pressure on housing shortages in areas of concentrated need, as well as providing mobility opportunities for residents who want to move yet remain within the vicinity of their existing neighborhoods, thereby preventing displacement. Future construction potential of higher-income units in lower-income neighborhoods not only integrates income mix and facilitates housing mobility for higher-income households, but it also aims to reduce existing income and segregation patterns and potentially dilute the socioeconomic conditions contributing to the area's Area of High Segregation and Poverty status.

FIGURE 1F-23: PERCENTAGE OF UNIT CAPACITY BY MEDIAN INCOME



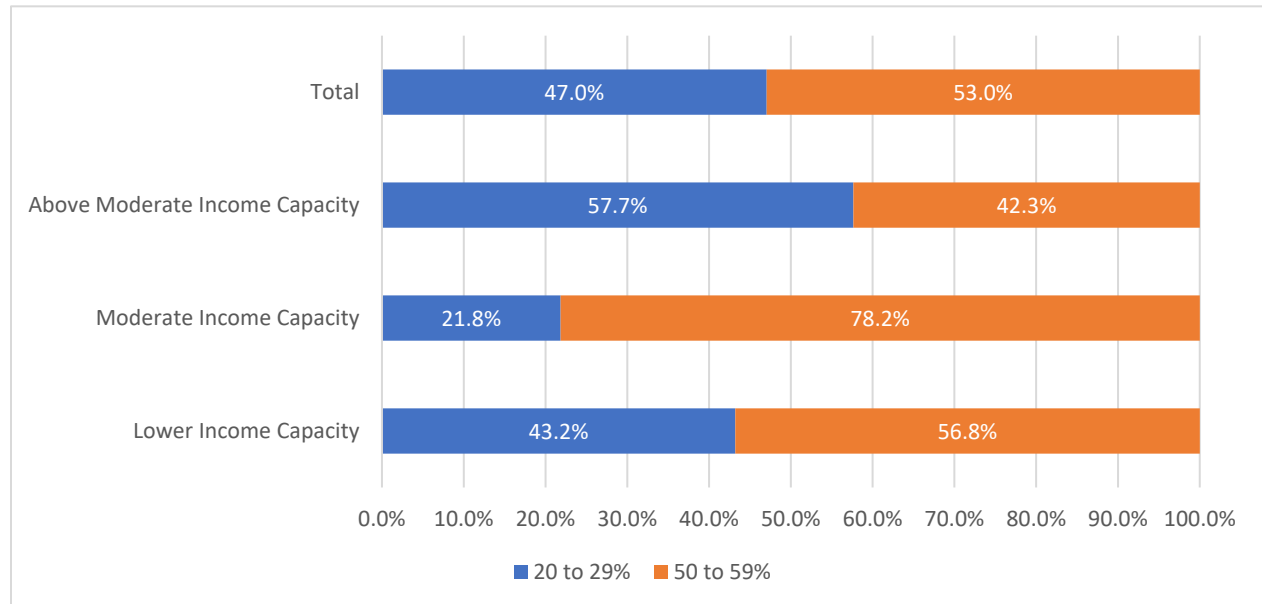
Source: 2015-2019 ACS, City of Huron 2023

As presented in **Figure 1F-24, Unit Capacity by Poverty Rate**, approximately 62.953.0 percent of unit capacity corresponds to the Area of High Segregation and Poverty designation, with a poverty rate above 50.0 percent. The majority of lower-income unit capacity (78.656.8 percent) is identified on sites north of the San Joaquin Valley Railroad, which can encourage the development of housing mobility opportunities for lower-income households while increasing housing stock where it is most needed. By identifying lower-income opportunity sites in this area, the County can help to alleviate the high cost of housing relative to income levels for households experiencing overpayment and overcrowding, including farmworker and other special-needs households. The remainder of the lower-income site capacity (21.443.2 percent) is projected within the southeastern tract, which reflects a lower concentration of poverty (26.2 percent). Construction of these lower-income units in these areas will help to alleviate existing patterns of overpayment and overcrowding where there is an existing need for an increased supply of affordable housing for at-risk households to remain in their neighborhoods and reduce risk of displacement without further concentrating households in poverty.

In addition to these lower-income units, 78.178.2 percent of moderate-income unit capacity and 45.942.3 percent of above moderate-income unit capacity is projected in these highest poverty neighborhoods to further fair housing objectives through a mixed lower- and moderate-income development and integration of higher-income households adjacent to neighborhoods with high proportions of extremely low-income households to help de-concentrate the rate of households in poverty in the Area of High Segregation and Poverty. Moderate (21.921.8 percent) and above moderate-income (54.157.7 percent) unit potential in the lower poverty rate Huron Middle School tract promotes a greater variety of housing options for higher-

income households wishing to relocate in an area where there currently is a lack of unit type variety and homes at higher price points.

FIGURE 1F-24: UNIT CAPACITY BY POVERTY RATE



Source: 2015-2019 ACS, City of Huron 2023

Facilitating the development of additional lower-income housing, as well as integrating additional moderate- and higher-income residential development into a community that has become generally lower-income and predominantly populations of color, will help ameliorate patterns of income segregation and poverty. The development of these sites with a mix of housing units will make Huron more accessible to households with a wider range of incomes, while simultaneously increasing housing mobility opportunities, reducing patterns of cost burden and overcrowding, and de-concentrating areas of poverty and low-income households.

Race and Ethnicity

Earlier analysis disclosed that Huron is among the jurisdictions in Fresno County that have the highest proportion of Hispanic residents, comprising 94.5 percent of the population. A total of 96.6 percent of the city residents identify as non-White. The distribution of populations of color is comparable throughout the city, therefore no one location of sites within the Area of High Segregation and Poverty or low-resource designation is more favorable.

The percentage of the population that identifies as a person of color is above 98.0 percent in the areas where sites have been identified. Additional moderate- and above moderate-income units will facilitate income integration and housing mobility opportunities through a more varied range of housing types and encourage integration of more diverse socioeconomic populations, which in turn fosters the potential for more positive quality of life indicators, including anticipated economic outcome and educational performance outcomes,

and improved CalEnviroScreen socioeconomic scores. The mixed-income lower- and moderate-income site offers an opportunity for lower-income, non-White households that may have been priced out and excluded from housing mobility opportunities and/or experience cost burden or overcrowding, a category that has historically included communities of color, to access resources in a higher-income residential community while facilitating income integration and reducing concentrations of non-White populations in other areas of the city. Additionally, lower-income sites are located within these tracts with higher concentrations of non-White households to increase housing resources for residents who may otherwise be priced out and are vulnerable to displacement in their own neighborhoods.

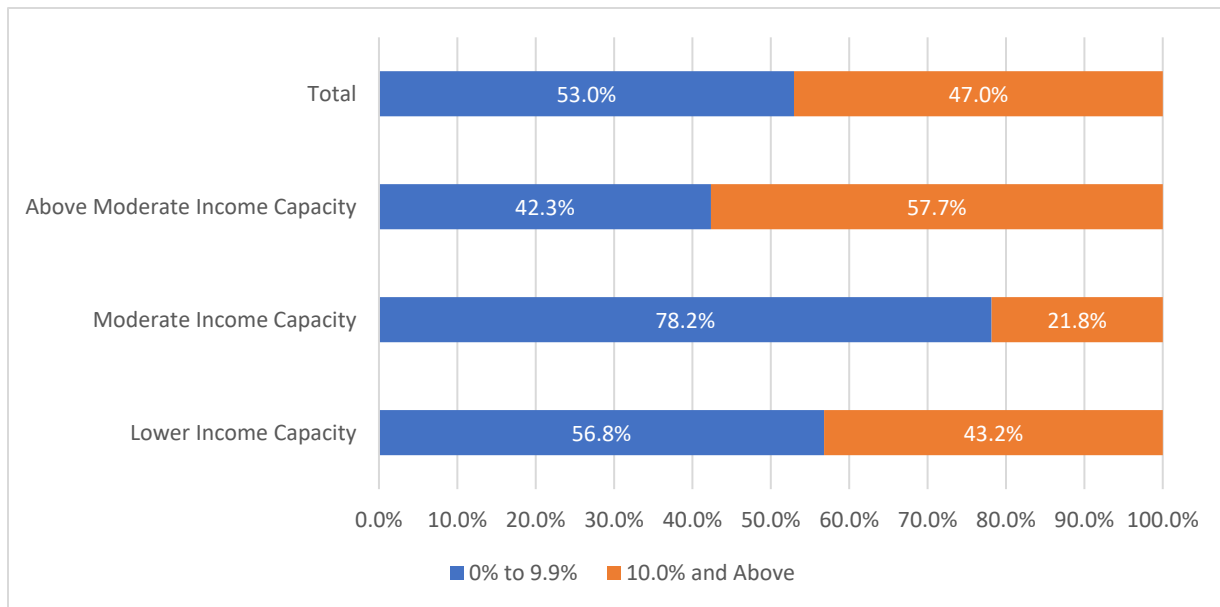
Disability

Approximately 9.4 percent of Huron's population lives with one or more types of disability. The rate of persons with disabilities may reflect the city's relatively low population of older residents, who typically experience disabilities at higher rates. The lower rate of seniors may indicate a lack of access to suitable housing, services, or amenities in the city catering to senior needs. 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 this population. ACS data also indicates that generally a higher proportion of residents who are living with a disability are residing in lower-income areas, where they may have more limited access to opportunities, or conversely, increased access to more affordable housing stock.

As shown by **Figure 1F-8, Percentage of the Population with a Disability in Huron**, residents living with disabilities in the Area of High Segregation and Poverty comprise 6.4 percent of the population, of which 30.5 percent are seniors. Although seniors comprise only 5.4 percent of the northern portion of the city, 36.5 percent report a disability, likely corresponding to the location of the Palmer Villas age-restricted apartment community and six other deed-restricted multifamily complexes. In the low-resource designated southeastern tract, the overall rate of disability is 10.0 percent.

Figure 1F-25, Unit Capacity by Rate of Disability in Huron, shows that ~~37.1~~47.0 percent of sites included in the inventory are in the ~~western-southeastern~~ tract in which 10.0 percent of residents have a disability. The majority of units in this tract (~~69.5~~60.0 percent of total units in tract) are above moderate-income. Approximately ~~54.1~~57.7 percent of the total above moderate-income, ~~21.9~~21.8 percent of moderate-income, and ~~21.4~~43.2 percent of lower-income unit capacity is identified in this tract. Locating units affordable to moderate- and above moderate-income residents provides housing mobility and additional housing supply opportunities for persons with disabilities at higher-income levels, with access to commercial resources along South Lassen Avenue.

FIGURE 1F-25: UNIT CAPACITY BY RATE OF DISABILITY IN HURON



Source: 2015-2019 ACS, City of Huron 2023

The identification of 62.953.0 percent of the unit capacity, including 78.656.8 percent of lower-income, 78.178.2 percent of moderate-income, and 45.942.3 percent of above moderate-income unit capacity in the southeastern-western tract will help to improve access for and accommodate the needs of persons living with disabilities, who benefit from access to the Keenan Community Center, services and amenities along south Lassen Avenue, as well as proximity to the bus stop at the post office on South Lassen Avenue near Palmer Avenue. Lower-income unit capacity in this tract, a portion of which is identified in a mixed-income site, will provide housing mobility opportunities for current lower-income residents with disabilities to move to housing that will be ADA compliant and will provide housing opportunities for those experiencing a cost burden and/or overcrowding at risk of displacement.

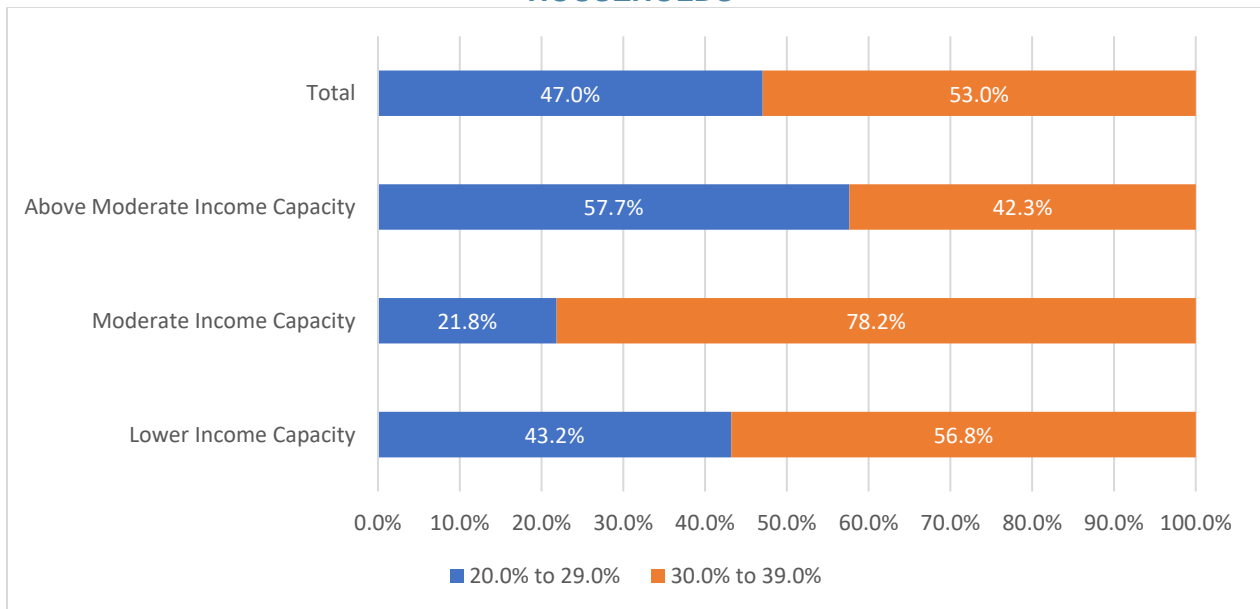
Familial Status

Approximately 30.6 percent of the City of Huron’s households are family households headed by single adults. Female-headed family households comprise 22.3 percent of total households, of which, 55.8 percent include children. The majority (61.2 percent) of female-headed households with children have household incomes below the poverty line, which may increase challenges in finding suitable, affordable housing. However, the high rate of single-parent, female-headed households indicates that this type of household, particularly single-parent farmworker households, may have greater access to more affordable housing in the City of Huron where 10 affordable housing complexes providing 577 affordable housing units are located.

The low-resource tract has a lower proportion of married-couple families compared to the Area of High Segregation and Poverty. The rate of children residing in single, female-headed households is spatially distributed with 37.6 percent in the Area of High Segregation and Poverty tract and 27.7 percent in the southeastern low-resource tract (**Figure 1F-7, Single-Parent, Female-Headed Households with Children in Huron**). The larger stock of affordable rental stock in the northeastern neighborhoods, as well as the Huron Elementary School, are conditions generally suited to accommodate the needs of female-headed households with children.

As presented in **Figure 1F-26, Unit Capacity by Rate of Children in Female-Headed Households**, ~~62.953.0~~ percent of total unit capacity is identified in areas with the highest rate of children in female-headed households, including ~~78.656.8~~ percent of lower-income and ~~78.178.2~~ percent of moderate-income unit capacity. ~~The majority~~A significant percentage of lower-income unit capacity (~~67.640.2~~ percent of lower-income potential in this tract) is co-sited with moderate-income unit capacity (~~32.030.9~~ percent of moderate-income potential in this tract) for a more income-integrated neighborhood. Housing unit potential on these sites increases the opportunities for female-headed households currently experiencing overpayment and/or overcrowding to acquire affordable and adequately sized housing with access to educational facilities, and the affordable Site P-1 is in close proximity to the transit stop and commercial resources along South Lassen Avenue. Additionally, ~~45.942.3~~ percent of above moderate-income unit capacity in this tract will increase housing mobility opportunities for higher-income single, female-headed households, as well as all other household types, to find appropriate units within Huron, while contributing toward de-concentration of high rates of poverty, inclusive of female-headed households with children with incomes below the poverty level.

FIGURE 1F-26: UNIT CAPACITY BY RATE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS



Source: 2015-2019 ACS, City of Huron 2023

The distribution of the remaining ~~37.1~~47.0 percent of total unit capacity in the Huron Middle School southeastern tract with a slightly lower proportion of single, female-headed households, including ~~21.4~~43.2 percent of lower-income unit potential adjacent to potential above moderate-income development fosters income integration and increases the opportunities for female-headed households currently experiencing overpayment and/or overcrowding to acquire affordable and adequately sized housing in a higher-income area while promoting a reduction in the concentration of female-headed households in other parts of the city. An additional ~~20.4~~19.5 percent of moderate-income units co-sited with ~~10.8~~6.0 percent of above moderate-income unit capacity with an additional ~~43.3~~42.3 percent of above moderate-income unit capacity distributed in the pipeline Mi Casa development and low-density residential along the perimeter east of O Street increases housing mobility opportunities for moderate- and above moderate-income single, female-headed households, as well as all other household types to have access to new housing opportunities.

Potential Effect on Access to Opportunity

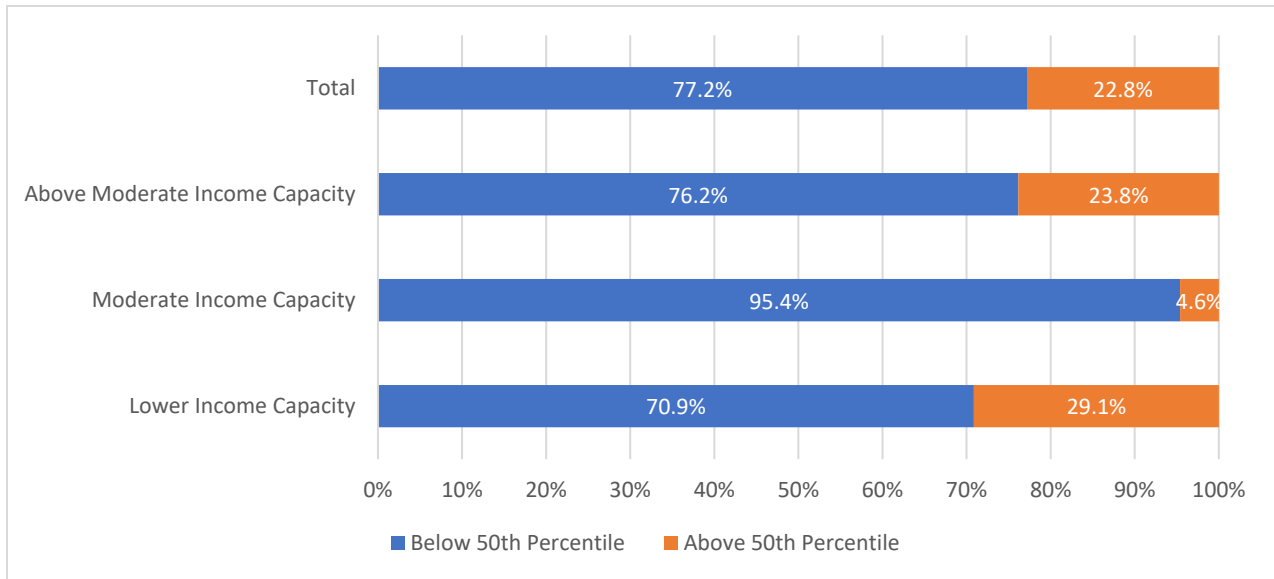
Job and Transit Proximity

Huron residents are primarily served by the FCRTA, providing fixed-route service between Coalinga, Huron, and Fresno on the Coalinga Transit Line, and between Huron and Coalinga on the Huron Transit Line (see Figure 3-19, Fresno County Rural Transit Agency Intercounty Routes, in Section 3: Regional Assessment of Fair Housing). However, there are only two bus stops in Huron: at the post office of South Lassen Avenue and adjacent to West American Bank off Central Avenue in the southeastern area of the city. Neighborhoods further than a half-mile distance from these two stops remain less accessible by transit, particularly the southwest, eastern perimeter, and northeast neighborhoods in the city.

The prevalence of residential uses with access to predominantly agricultural-based, manufacturing/light industrial, and public/service/education-related employment in the city is reflected in moderate jobs proximity index scores ranging between the 35th and 69th percentiles. The highest scores are found north of the railroad and the lowest scores found east of Lassen Avenue (**Figure 1F-11, Jobs Proximity Index**). However, the majority of residents commute outside of the city for employment, with only 6.6 percent living and working within the city itself, and only 6.8 percent of residents commute less than 10 miles, with almost one-half of the residents commuting over 50 miles a day (round trip). Given these commute statistics, it is likely that the index may not accurately represent access to employment opportunities for Huron residents. Further, the high proportion of residents commuting long distances outside of the city for work suggests, and the high proportion of non-residents commuting into Huron for employment suggests that although there are employment opportunities within the city, the types of the supply of jobs in Huron are not aligned with the interests, skills, or needs of residents.

Figure 1F-27, Unit Capacity by Jobs Proximity Index Score, rates the city in terms of transit mobility. As the city is predominantly residential, siting of unit capacity at all income levels may help support the recent growth in employment opportunities within the city, as well as employment opportunities outside of the city, particularly for lower-income and farmworker populations.

FIGURE 1F-27: UNIT CAPACITY BY JOBS PROXIMITY INDEX SCORE



Source: [2015-2019 AGSHUD 2020](#), City of Huron 2023

The City has identified the greatest capacity (~~85.0~~77.2 percent of the total unit capacity) for lower-, moderate-, and above moderate-income units (~~85.6~~70.9, 95.4, and ~~79.2~~76.2 percent of their total capacities, respectively) in areas that have a score below the 50th percentile relating to proximity to jobs within the city. The lowest score (35th percentile) is within the southeast tract, with slightly more positive scores in the Huron Elementary School and Keenan Park neighborhoods. These areas are predominantly residential and are in proximity to employment opportunities along South Lassen Avenue and the Central Avenue commercial/service core, within the two educational facilities, and the agricultural production operations on 9th Street west of Siskiyou Avenue; and all have limited transit access. The high proportion of lower-income unit capacity supports direct access to commercial, public, agricultural production, and service employment opportunities in the city, as well as access to employment opportunities in adjacent cities of Coalinga, San Joaquin, Lomare, and beyond. This distribution also provides higher-income residents and residents currently commuting out of town for their jobs access to above moderate-income housing units to support employment opportunities in the city that were not available previously.

Commercial, public sector, and health facilities employment opportunities are in the northwest portion of the city scoring in the 69th percentile. Unit potential has been identified in Site P-1, the Corazón de Valle pipeline project, which provides ~~14.4~~29.1 percent of the lower-income unit capacity, along with an additional ~~20.8~~23.8 percent of the above moderate-income unit capacity on adjacent sites and a few scattered moderate-income units adjacent to Keenan Park. This distribution will support all income households by providing them with housing that supports mobility and access to employment opportunities in the city, as well as by car or public transportation to employment outside of the city.

When considering where to locate future housing for all income levels, and particularly lower-income units, sites with access to South Lassen Avenue and Center Street for bus stops, connectivity to SR 269 (Lassen Avenue), which intersects with West Dorris Avenue and the I-5 interchange offers the most convenient access to jobs, as well as availability of transit to access services and resources in other communities and to other parts in the region. Additionally, through **Program 298**, the City will improve coordination with Fresno County Rural Transit to maintain and/or identify new routes to healthcare facilities, employment centers, and shopping. This will help to avoid generating a significant cost burden to lower-income households in this area through the cost of travel to work, health care centers, and other commercial areas.

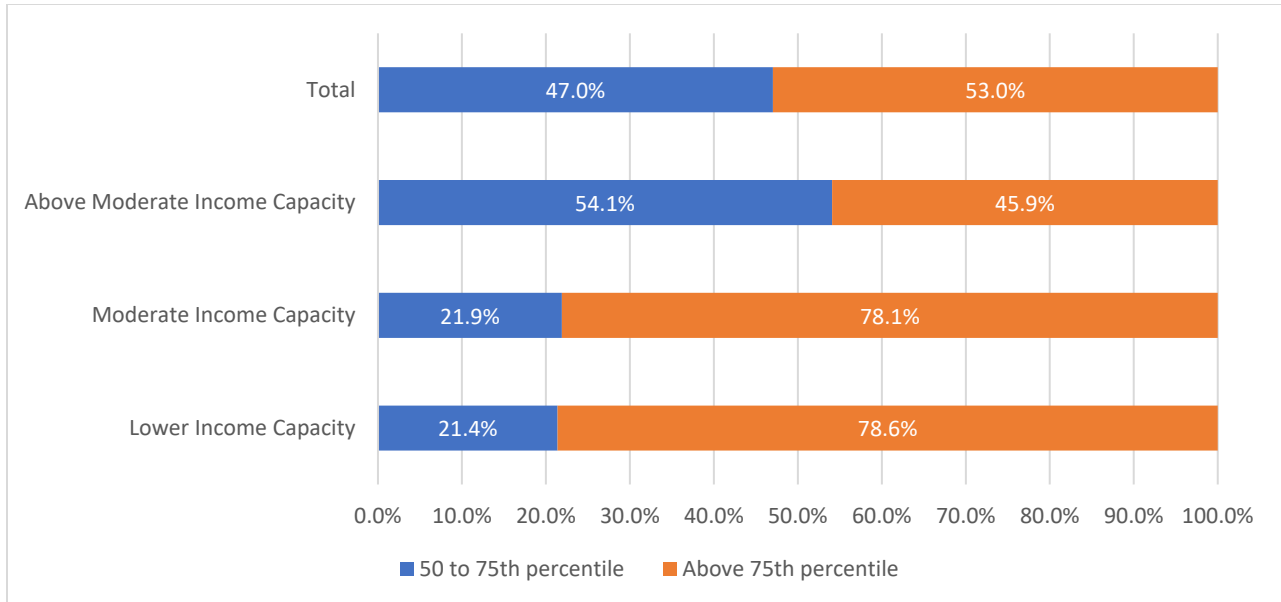
Environmental Health

As previously discussed, census tract 78.02 demonstrates adverse environmental conditions, scoring in the 84th percentile, which is considered a SB 535-qualifying disadvantaged community. The score in tract 78.01 is just below the disadvantaged community threshold, indicating that residents across the city have different access to environmental outcomes. Pesticide use associated with commercial agriculture close to Huron contributes significantly to adverse environmental conditions, population characteristics more strongly contribute to the overall CalEnviroScreen score. Within the Area of High Segregation and Poverty, the pollution burden scores in the 69th percentile while the population characteristics score in the 89th percentile. Socioeconomic factors range between the 86th and 100th percentile, and cardiovascular health is in the 89th percentile. In the Huron Middle School tract, exposure to pesticides and solid waste due to agricultural activities and processing have high pollution scores, with higher scores associated with socioeconomic factors and cardiovascular health. While these factors may not qualify this tract as a disadvantaged community, they do represent an area of potential concern regarding fair housing, disproportionate exposure to certain environmental hazards, and a concentration of vulnerable populations.

The majority of the sites inventory capacity (~~62.953.0~~ percent) is identified in tract 78.02, which qualifies as a disadvantaged community (**Figure 1F-28, Unit Capacity by CalEnviroScreen Scores**). Many of the sites are around the edges of the city adjacent to agricultural uses, which suggests these factors will require design features to reduce exposure to pesticide pollution and groundwater contamination. Approximately ~~37.147.0~~ percent of total unit capacity, including over one-half of above moderate-income unit capacity and just over 21.0 percent of both lower-and moderate-income unit capacity is identified in the tract just under the disadvantaged community threshold, facilitating housing mobility opportunities for households at all income levels to live in a slightly healthier environment and contributing to reduction of concentrations of socioeconomic factors in the more environmentally impacted areas of the city.

Development potential throughout the community is envisioned to improve environmental conditions through incorporation of outdoor spaces, transitional buffers and screening between residential and nonresidential uses, and promotion of pedestrian and bicycle facilities, thus promoting environmental sustainability.

FIGURE 1F-28: UNIT CAPACITY BY CALENVIROSCREEN SCORES



Source: CalEnviroScreen 4.0, City of Huron 2023

Investment in a mixed lower- and moderate-income development and additional lower-income unit potential in sites 1 and P-1 increase the supply of housing for lower-income households in areas susceptible to displacement due to very low incomes, poverty, cost burden, and overcrowding resulting from a shortage of affordable housing stock. The inclusion of the moderate- and above moderate-income unit capacity will encourage income integration in the disadvantaged community area. Unit capacity at all income levels identified in the southeastern tract provides housing mobility opportunities, including siting lower-income unit capacity adjacent to above moderate-income and mixed moderate/above moderate unit capacity for increased income integration potential, and facilitates housing mobility opportunities in areas of the city with slightly more positive environmental health scores.

Potential Effect on Displacement Risk

Overcrowding

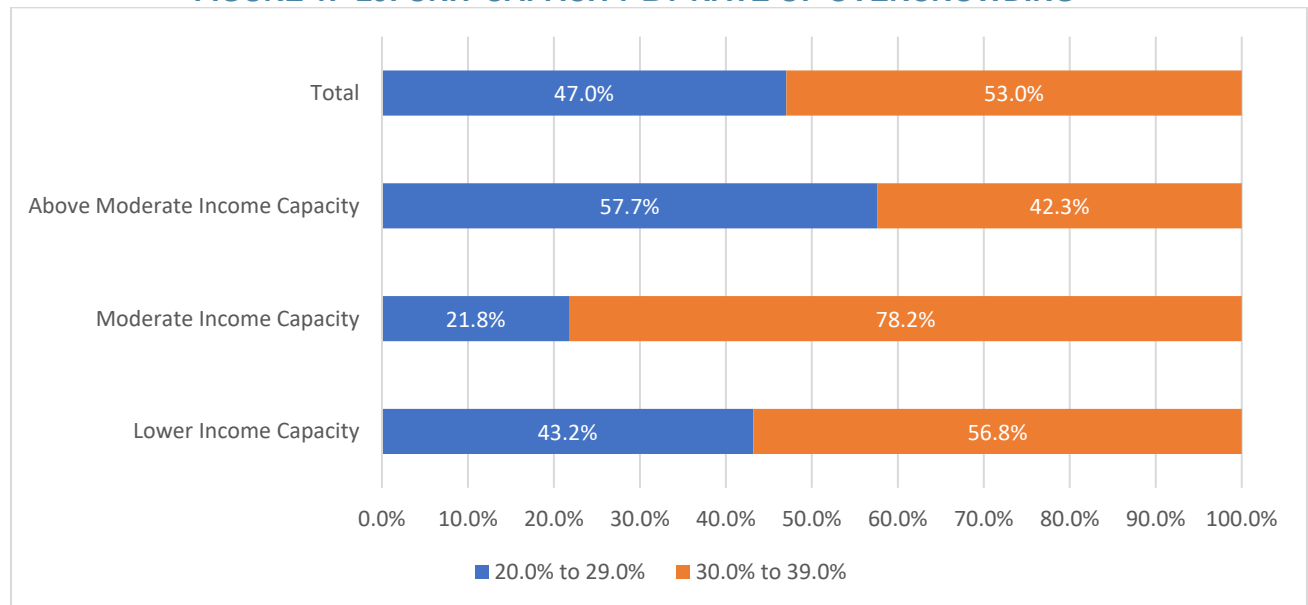
While all of Huron has an overcrowding rate greater than 20.0 percent (**Figure 1F-16, Overcrowding in Huron**), in the Huron Middle School tract, approximately 21.7 percent of households are overcrowded. In contrast, approximately 33.5 percent of households in the remainder of the city within the Area of High Segregation and Poverty are overcrowded, which has lower incomes and higher rates of poverty than the western side of the city. The higher concentration of overcrowding in the Area of High Segregation and Poverty may be partially attributed to renters comprising almost 86.0 percent of the households, a significant portion of which may have poverty level incomes, combined with 57.1 percent of available housing stock consisting of affordable and market-rate multifamily rental properties, which tend to have less bedrooms than single-family units. As well, the differential between supply of multifamily rental housing stock and rate of renter households suggests that as much as one-quarter of the rental units are

single-family units that have been converted to rentals, thus reducing the pool of available homeownership opportunities, particularly for higher-income households.

There is a lower proportion of renter households (42.8 percent) in the Huron Middle School neighborhood, with multifamily units comprising 15.8 percent of the housing stock, and an additional 13.7 percent of the housing stock are mobile homes. Therefore, given the limited stock of multifamily rental properties, it is likely that single-family homes have been converted to rental units, which may better accommodate larger households. These high rates of overcrowding throughout the city may indicate a shortage of suitably sized housing at affordable rates for a range of household types, families doubling up to afford housing, or other causes of overcrowding. Additionally, earlier farmworker analysis indicates that farmworker households often experience overcrowded conditions, which is likely reflected throughout the city.

The City has identified the largest proportion of the unit capacity (**Figure 1F-29, Unit Capacity by Rate of Overcrowding**) in the Area of High Segregation and Poverty where overcrowding rates are over 30.0 percent. This unit capacity includes over three-quarters of lower-income and moderate-income unit capacity, which will help to alleviate overcrowding by increasing the affordable and market-rate rental housing supply in a range of sizes, including one site that will accommodate a mixed lower- and moderate-income development. The identified above moderate-income unit potential infuses potential higher-income homeowner housing stock, which is adjacent to neighborhoods with high proportions of renter households experiencing overcrowding, as well as providing housing mobility opportunities for above moderate-income overcrowded homeowner households at a range of sizes and other potential homeowners who have faced limited housing opportunities due to a shortage of higher-income units.

FIGURE 1F-29: UNIT CAPACITY BY RATE OF OVERCROWDING



Source: 2015-2019 ACS, City of Huron 2023

All of the lower-- moderate-, and above moderate-income unit capacity identified within the southeastern tract side will facilitate housing mobility opportunities for overcrowded homeowner households, and ease pressure on the limited market of housing stock, thus potentially reducing displacement risk and overcrowding for these households. Additionally, the inclusion of over one-half of the above moderate-income unit capacity facilitates more income-integrated neighborhoods and potential to improve socioeconomic and educational conditions.

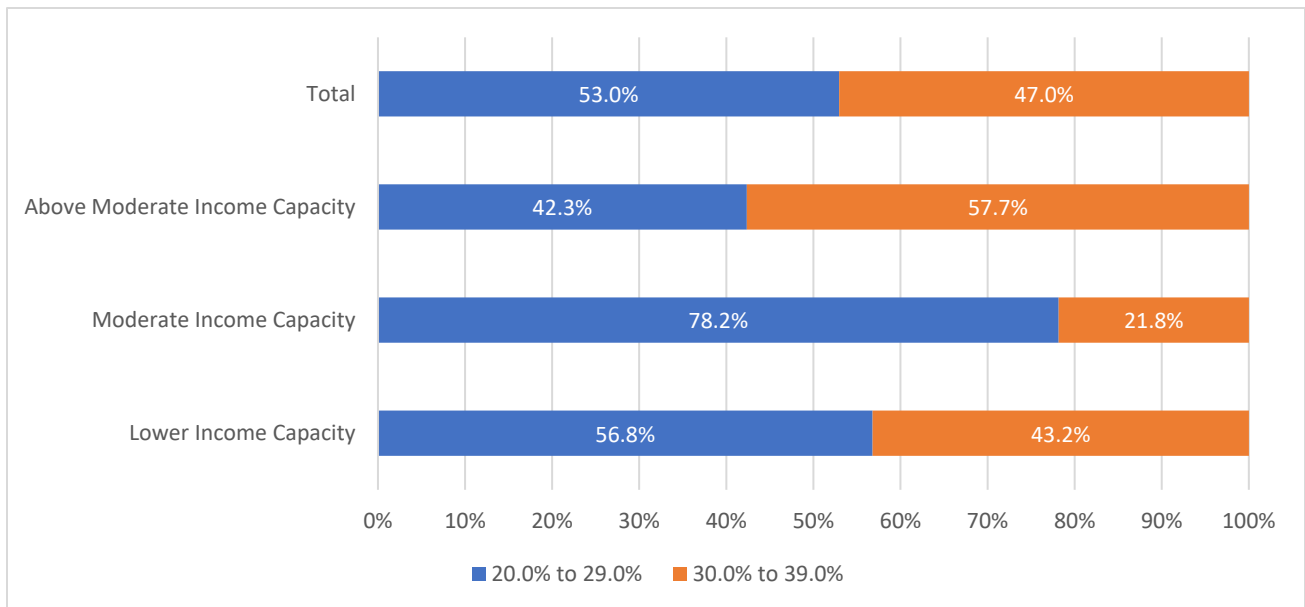
Overpayment

In Huron, 47.7 percent of all households experience some level of overpayment (see **Table 1F-9, Cost Burden in Huron, 2010-2018**), and over three-quarters of cost-burdened households are renters. In total, 25.8 percent of renters are cost burdened, and 26.2 percent are severely cost burdened (52.0 percent of total renters); compared to 36.1 percent of homeowners, with severely cost-burdened homeowners exceeding cost-burdened homeowners. Homeowner overpayment is more prevalent in the southeastern tract; with patterns of renter overpayment in direct contrast, with over one-half of renters in the Area of High Segregation and Poverty experiencing a cost burden. Lower- and moderate-income households, particularly special-needs populations, including female-headed households, large families, persons with disabilities, farmworkers, and seniors 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 1F-30, Unit Capacity by Rate of Homeowner Overpayment**, to help meet this need, ~~37.147.0~~ percent of the unit capacity, consisting of ~~54.157.7~~ percent of above moderate-income, is identified in neighborhoods with higher rates of homeowner cost burden, therefore increasing the available ownership housing stock. The mixed moderate- and above moderate-income (~~21.921.8~~ percent of moderate-income unit capacity) integrated development provides homeowner mobility opportunities particularly for the “missing middle” income residents, particularly those experiencing overpayment and risk of displacement, and helps de-concentrate rates of overpayment in this tract. The lower-income unit capacity, while likely higher-density multifamily development, will make available an additional supply of affordable housing to promote mobility opportunities for lower-income households that may have had to rent single-family units that are above their affordability limits; therefore, resulting in overpayment and overcrowding. This in turn may return a portion of the single-family units that have converted to rentals to the homeowner market, providing new lower-income homeownership opportunities.

Additional higher-income homeowner unit capacity throughout the city facilitates more income-integrated neighborhoods in portions of the city with high concentrations of lower-income renter households and provides additional housing stock for moderate- and above moderate-income household mobility opportunities, which may alleviate some homeowner overpayment due to limited homeowner stock in these neighborhoods.

FIGURE 1F-30: UNIT CAPACITY BY RATE OF HOMEOWNER OVERPAYMENT



Source: 2015-2019 ACS, City of Huron 2023

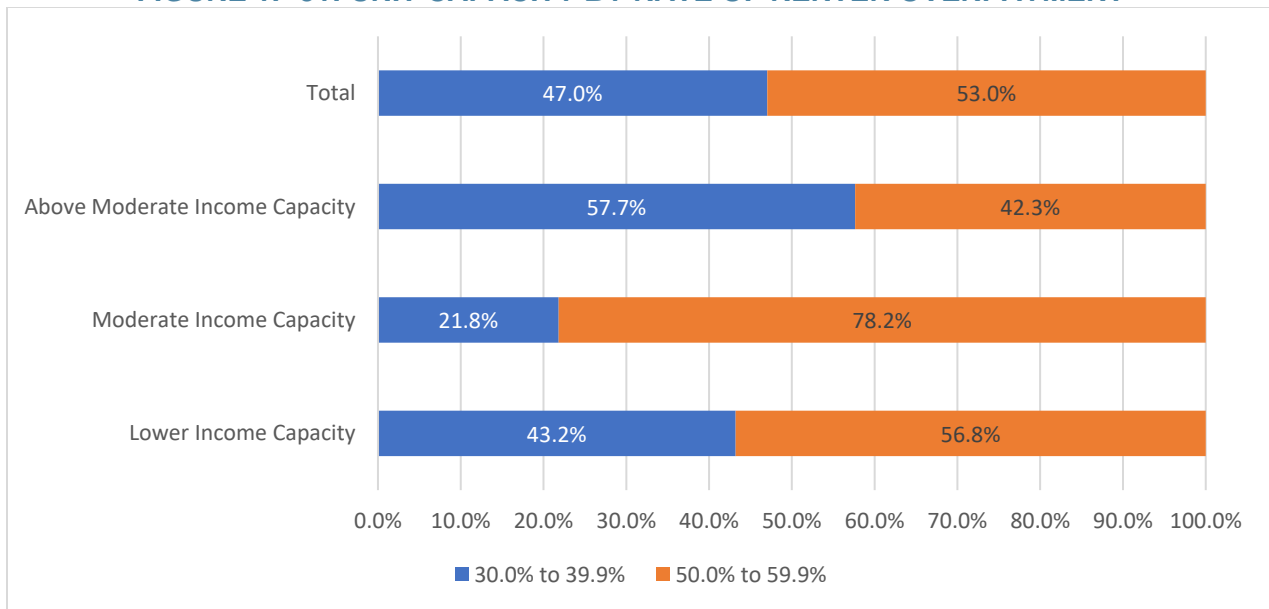
Within the Area of High Segregation and Poverty, an average of over one-half of households fall below the poverty line, indicating that with an 85.6 percent renter rate, the existing affordable housing projects and limited affordable housing stock may be insufficient to meet the needs of the community. It also suggests that higher concentrations of poverty may exist in the northeastern Huron Elementary School and the Keenan Park neighborhoods in response to the availability of affordable housing stock. Renters that are not able to secure a spot in these deed-restricted complexes or farmworker housing on Granada Street may be at risk of displacement due to market-rate housing costs.

Figure 1F-31, Unit Capacity by Rate of Renter Overpayment, shows that almost two-thirds of unit capacity has been identified in the Area of High Segregation and Poverty where renters comprise 85.6 percent of households overall, of whom, over one-half are cost burdened. In comparison, the proportion of renters in the southeastern tract is one-half that within the Area of High Segregation and Poverty, and a significantly lower proportion of renters (39.8 percent) are cost burdened. It is likely that the rate of renter overpayment within the three general neighborhoods in the Area of High Segregation and Poverty may vary based on rate of renter-occupied housing units, availability of affordable deed-restricted multifamily housing stock, and other indicators. In the Huron Elementary School neighborhood, 78.2 percent of households are renters, corresponding to the predominance of affordable and market-rate multifamily rental complexes, as well as single-family units available as rental properties; an approximate 60.5 percent poverty rate; 64.2 percent of total lower-income unit capacity has been identified.

In the northern and northwestern portion of this tract, which is largely unincorporated county land, 94.5 percent of the households are renters, the poverty rate is significantly lower than the remainder of the tract, and two deed-restricted multifamily complexes are located north of West Palmer Avenue, which suggests

that the rate of renter overpayment in this area may be lower than in the northeastern and southwestern neighborhoods. The City has approved 14.429.1 percent of lower-income unit capacity in the pipeline Corazón del Valle Commons, which will help de-concentrate higher rates of poverty and renter overpayment rates in these other neighborhoods in this tract. The inclusion of additional affordable housing stock in this area will provide housing mobility opportunities for lower-income households where it is most needed and contribute towards the reduction of lower-income and special-needs renter households at risk of displacement in the Area of High Segregation and Poverty, as well as throughout the city. The moderate- and above moderate-income unit capacity will provide opportunities for more income-integrated neighborhoods in portions of the city with the lowest incomes, helping to de-concentrate the predominance of cost-burdened renters in these neighborhoods, while providing housing mobility opportunities for higher-income households. No lower-income unit capacity has been identified in the Keenan Park neighborhood, so as to not further the concentration of lower-income renters and households in poverty. The inclusion of almost one-half of the moderate- and one-quarter of the above moderate-income unit capacity, the majority of which is within a mixed-income site is anticipated to positively improve quality of life indicators in this neighborhood.

FIGURE 1F-31: UNIT CAPACITY BY RATE OF RENTER OVERPAYMENT



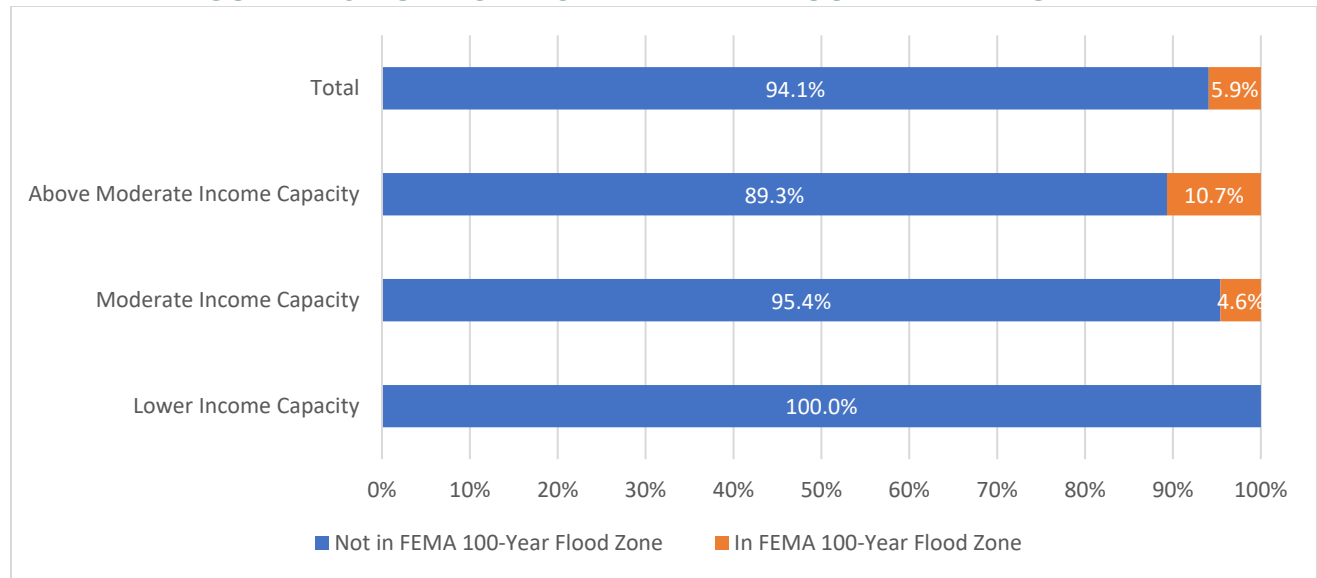
Source: 2015-2019 ACS, City of Huron 2023

Disaster-Driven Hazard Risk

As shown in **Figure 1F-32, Unit Capacity by FEMA 100-Year Flood Hazard Zone**, 95.5 percent of the total unit capacity is in areas identified by FEMA as not subject to flooding during a 100-year flood event, including 100 percent of the lower-, 95.4 percent of moderate-, and 93.189.3 percent of above moderate-income unit capacity. A small portion of the moderate- and above moderate-income sites at the northern edge of the city are included in the 100-year flood potential risk area, yet the entire sites are not identified

on the FEMA maps as at risk of flooding. Therefore, it can be concluded that improvements to the existing stormwater system to minimize local street flooding in the potentially impacted sites will be required as a condition of project approval.

FIGURE 1F-32: UNIT CAPACITY BY FEMA FLOOD HAZARD ZONE



Sources: 2015-2019 ACS; City of Huron 2023

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 1F-8, Factors Contributing to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the concentration of lower-income households resulting in the Area of High Segregation and Poverty designation and exposure of these households to negative conditions, such as flooding and pollution. While Huron offers valuable affordable housing opportunities that may draw lower-income households to the community, residents face barriers to accessing educational and economic opportunities that present a fair housing concern compared to the region. Prioritized contributing factors are **bolded** in **Table 1F-14** 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 1F-1, Action Plan**.

Table 1F-14: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Actions
Area of High Segregation and Poverty designation and citywide high rates of poverty	<p>Proximity to typically lower-wage agricultural jobs</p> <p>Availability of affordable housing options compared to the region</p> <p>High proportion of single-parent households</p> <p>Rising housing costs</p>	<p>The City will continue to seek partnerships with agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region (Program 1).</p> <p><i>Work with multifamily and affordable housing projects to support housing mobility by improving access to resources (Program 7).</i></p> <p><i>The City will provide technical support and offer incentives to housing developers, reach out to local farm employers to identify housing needs, and seek funding to support development of farmworker housing (Program 8).</i></p>
Limited access to services and resources	<p>Limited transit connectivity</p> <p>Low school performance scores</p> <p>Limited range of job types available</p> <p>Distance to major employment hubs</p>	<p>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 (Program 298).</p> <p><i>Meet with school district representatives to analyze whether there are links between housing stability and school performance, with an emphasis on schools with a high proportion of socioeconomically disadvantaged students (Program 298).</i></p> <p><i>Prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities, such as projects that improve public infrastructure in deteriorating or underserved areas (Program 298).</i></p>
Disproportionate displacement risk for persons with disabilities	<p>Shortage of supportive units</p> <p>Limited transit connectivity</p> <p>High costs of accessibility modifications</p>	<p>Pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing for persons with disabilities (Program 7).</p> <p>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. (Program 10).</p> <p>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 (Program 176).</p>
Exposure to adverse environmental conditions	<p>Proximity to commercial agricultural facilities</p> <p>Proximity to flood hazard areas</p>	<p><i>Facilitate place-based revitalization and improve access to healthy outdoor spaces and reduce exposure to pollutants for new housing by evaluating transitional buffers between residential and agricultural uses and highways (Program 298).</i></p>

SECTION 1F-3: LOCAL ASSESSMENT OF FAIR HOUSING

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SECTION 1F-4: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The Huron 2025 General Plan Land Use Element includes three designations that permit residential development, as shown in **Table 1F-15**.

Table 1F-15 Land Use Designations

Designation	Allowable Density	Typical Uses	Compatible Zoning
Residential Designations			
Low-Density Residential	2.0 – 10.0 du/ac	Provide living areas within the city where development is limited primarily to low-density concentrations of one family dwellings on a lot of not less than 12,000 square feet in area.	R-A R-1-A R-1 P-F
Medium-Density Residential	10.1 – 15.0 du/ac	Provide living areas within the city where development is limited primarily to low-density concentrations of single-family dwellings.	PF R-2 R-3 R-3A CBD C-S M-L M-H
High-Density Residential	15.1 – 29.0 du/ac	Provide living areas within the city for high-density multiple-family residential structures, for the purposes of rental or sale to permanent occupants.	R-2 R-3 R-3-A MHP CBD C-S M-L M-H

du/ac = dwelling units per acre

Source: City of Huron, 2020.

Conclusion

The General Plan offers a range of housing densities in the community, from 2 dwelling units per acre (du/ac) to 29 du/ac in residential zones. The General Plan encourages use of duplex and halfplex units in the Low-Density Residential district to increase overall density, but limits developments to a maximum of 50 units on one contiguous site in the Medium-Density Residential district to reduce impacts on neighboring uses. However, these densities allow for a variety of housing types, including high-density affordable housing.

Recommended Action

None required.

Zoning Ordinance

Analysis

The Huron Zoning Ordinance contains seven residential districts, as described in **Table 1F-16**.

Table 1F-16 Huron Residential Districts

Zoning District	Allowable Density	Purpose
Single Family Residential/ Agricultural (R-A)	1.8 du/ac	The R-A district is intended primarily for application to areas at the fringe of the city limits where denser population and full provision of urban services is inappropriate. It will provide living areas that combine certain advantages of both urban and rural location by limiting development to very low-density concentrations of single-family dwellings and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature.
Single Family Low Density Residential (R-1-A)	3.6 du/ac	The R-1-A district is intended to provide living areas within the city where development is limited primarily to low-density concentrations of single-family dwellings on a lot of not less than 12,000 square feet in area. Regulations are designed to: promote and encourage a suitable environment for family life; provide space for community facilities needed to complement urban residential area and for institutions that require a residential environment; minimize traffic congestion and avoid the overloading of utilities designed to serve only low-density residential use; and provide housing options for all segments of the population.
Single Family Medium Density Residential (R-1)	8.7 du/ac	The R-1 district is intended to provide living area within the city where development is limited primarily to low-density concentrations of single-family dwellings. Regulations are designed to promote and encourage a suitable environment for family life, provide space for community facilities needed to complement urban residential areas, and for institutions that require a residential environment, minimize traffic congestion and avoid the overloading of utilities designed to serve only low-density residential use, and provide housing options for all segments of the population.
Medium-High Density Residential (R-2)	9.7 du/ac	The R-2 district is intended primarily to provide for relatively high-density concentrations of residential uses in areas where such higher-density use is consistent with the General Plan and are convenient to public facilities and services that enable such concentrations. The R-2 district is intended primarily for application to residential areas where proximity to neighborhood residential uses or major streets make multifamily uses appropriate in the vicinity of single-family dwellings. The Zoning Ordinance limits multifamily housing to no more than 50 units per site in the R-2 district.

Zoning District	Allowable Density	Purpose
High Density Residential Zone (R-3)	29.0 du/ac	The R-3 district is intended to provide for the development of high-density multifamily residential structures, for the purposes of rental or sale to permanent occupants. It is intended that this category use innovative site planning, provide on-site recreational amenities, and be near major community facilities, business centers, and streets of at least collector capacity. Such developments must use high-quality architectural design features, intensified landscaping, adequate open space, adequate parking, and adequate on-site recreational facilities. High-density residential developments must be limited in size to no more than 100 units on one site to reduce the impact of such facilities on any one neighborhood in the community. However; per Program 165, this limitation will be eliminated.
High Density Multifamily Residential, One Story (R-3-A)		The R-3-A district is intended to provide for the development of high-density multifamily residential structures, limited to one story in height, for the purposes of rental or sale to permanent occupants. There are no inventory sites in the R-3-A zone. The Zoning Ordinance limits multifamily housing to no more than 100 units per site in the R-3 district.
Mobile Home Park (MHP)	18.2 du/ac	The MHP district is intended to provide for accommodation of residential mobile homes in unified parks.
Urban Reserve (UR)	0.2 du/ac	The UR district is an overlying district, intended to set aside undeveloped agricultural land for future land uses due to urban expansion, while preventing the development of land uses that might conflict with the future planned use of the area. Single-family homes are permitted in this district.
Central Businesses and Shopping (CBD)	9.7 - 29.0 du/ac	The Central Business District designation provides the city with a mixed-use activity area in the downtown area, including retail, office, service, wholesale, public, and institutional establishments and special residential uses. It is intended to provide for a wide range of uses and to promote feasibility in the reuse of downtown buildings. The CBD Commercial zone will be used in the downtown area to attract and accommodate commercial, financial, office, governmental, and limited residential uses. Multifamily residential uses are conditionally permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.
Service Commercial (C-S)	9.7- 29.0 du/ac	The Service Commercial designation provides for commercial areas for non-retail commercial. Such uses may have characteristics that require isolation or separation from residential or other commercial uses, and include, but are not limited to, body shops, car repair garages, contractors' yards, etc. This commercial designation should be applied adjacent to other commercial and industrial areas. Multifamily residential uses are conditionally permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.

Zoning District	Allowable Density	Purpose
Light Industrial (M-L)	9.7 - 29.0 du/ac	This district is intended to reserve appropriately located areas for various types of processing, assembly, storage, and manufacturing uses and related activities; protect such areas from intrusion by residential or inharmonious commercial uses; regulate and control hazardous or objectionable influences incidental to certain industrial uses; and provide areas with adequate space, access, and separation from residential, commercial, and public uses to promote modern industrial development. Mobile home parks and planned unit developments are conditionally permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.
Heavy Manufacturing (M-H)	9.7- 29.0 du/ac	The M-H general industrial district is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base. The Heavy Manufacturing zone allows for a range of activities, including manufacturing, wholesale distribution, storage, and industrial uses involved in the manufacturing of finished product from raw material. Mobile home parks and planned unit developments are permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.
Public Facilities (P-F)	7.3 du/ac	This designation includes areas owned and maintained by public or institutional agencies such as the city, schools, hospitals, and other special districts, including, but not limited to, solar power generation facility districts.

Source: City of Huron, 2020.

Conclusion

The City’s Zoning Ordinance provides for a range of housing options. The Zoning Ordinance limits multifamily housing to no more than 50 units per site in the R-2 zone and 100 units per site in the R-3 zone to reduce the impacts of larger facilities on surrounding neighborhoods. To ensure the maximum density in the R-2 zone can be achieved, the City will remove the 50 units per site requirement. Additionally, the City will remove the 100 units per site requirement in the R-3 zone (**Program 165**).

Recommended Action

Program 165 has been included to remove the 50-unit cap in the R-3 zone and 100-unit cap in the R-2 zone.

Residential Development Standards

Analysis

Table 1F-17 lists and describes the residential development standards required in Huron. These development standards are typical and consistent with standards established in surrounding communities. Consistent with Government Code Section 6590.1(a)(1) related to transparency requirements, the zoning and development standards for all parcels in the City are available on the City's website: <http://cityofhuron.com/planning-and-building/>

Table 1F-17 Residential Development Standards, Huron

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

Notes:

¹ From local streets. From major streets, a larger depth is required.

² Minimum lot size for planned unit developments is 2 acres in any zone.

³ The remaining 4 percent shall be devoted to landscaping, lawn, and outdoor recreation

⁴ There are no inventory sites in the R-3-A zone.

⁵ Single family, except in PUDs.

⁶ No dwelling units permitted

Source: Huron Zoning Ordinance, 2020.

Parking

Table 1F-18 summarizes the residential parking requirements in Huron. Huron’s Zoning Ordinance does not specify whether the required parking for multifamily projects must be covered or if uncovered is acceptable. According to City staff, the City Engineer, Head Building Official or City Manager can require that all or some of the required parking spaces for a multifamily project be covered as a condition of approval. However, none of the multifamily projects constructed in Huron over the last 20 years (including tax-credit and housing authority projects) were required to install covered parking. Moving forward, if City staff were to review a multifamily project of 10 or more units, they would consider requiring 50 percent covered parking for quality of life purposes (protection from the elements and protection of the vehicle). However, the City would not require covered parking for projects with affordable units.

Table 1F-18 Residential Parking Standards, Huron

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

Source: Huron Zoning Ordinance, 2020.

Notes:

¹ The City has included **Program 165** to reduce parking standards for studios and one-bedroom units and special-needs housing to mitigate possible constraints on development.

² To ensure compliance with Government Code Section 65583(a)(4), **Program 165** has been included to ensure that sufficient parking is available to accommodate all staff working in the emergency shelter.

Open Space and Park Requirements

Huron's open space requirements are found in the Subdivision chapter of the municipal code. Useable open space excludes driveways, patios, walkways, storage buildings, and swimming pools. Huron has a park standard of 4 acres per 1,000 people. This generally translates to 9.3 percent of the site dedicated for park and recreation for development that has a density of 20 to 29 units per acre. For single-family development, one dwelling unit per 6,000 to 7,000 square feet, the park dedication is 3.9 percent of the subject site. In lieu of land dedication, the subdivider can pay a fee. The amount of said fee is to be determined by the city engineer. In addition to land dedication or an in-lieu fee, the developer is required to pay a recreation facilities fee, which is \$1,231 for a single-family dwelling and \$874 for a multifamily unit. The recreation facilities fee will be paid to the Coalinga-Huron Recreation and Parks District.

Typical Densities for Development

The City of Huron is a small city in Fresno County, bisected by Highway 269 and near the southwest boundary of Fresno and Kings Counties. Single-family residential subdivisions range from 4 to 5 units per acre and multifamily development ranges from 6 to 10.45 units per acre. In the previous planning period, no sites identified to accommodate the lower-income Regional Housing Needs Assessment (RHNA) in the inventory were developed below the minimum allowable density of the zone in which the site is located, and the City did not receive any requests to develop below the assumed capacity in the sites inventory. In the event that a developer made this request, a map amendment would be required to develop below the minimum.

Cumulative Impact of Development Standards

As shown in Table 1F-19 Cumulative Impacts Analysis, the City evaluated the cumulative impact of its land use controls 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 densities, or otherwise constrain housing development. The R-2 zone has a minimum size requirement of 4,500 square feet per unit. In the R-2 zone, the maximum density was achievable for smaller units but, as described in greater detail below, was slightly constrained by the lot size required per dwelling unit on a one-acre site. The R-3 and R-3-A zones have a minimum lot size requirement of 1,500 square feet per unit. In these zones, the maximum density allowed was achievable on the minimum lot size scenario and on a hypothetical one-acre scenario. Current development standards for residential uses were applied to hypothetical sites representing common parcel sizes in each respective zone.

In the R-2 zone (4,500 square foot lot area per unit; maximum 9.7 units per acre), the City analyzed development feasibility on the minimum parcel size, 9,000 square feet, and on a one-acre site. On a lot of the minimum size, the maximum density can be achieved with two units of over 2,000 square feet each. On the example of a one-acre site, development at the maximum density was slightly constrained by the required lot size per dwelling unit; however, the difference between the achievable density and the

maximum density is a fraction of a unit. At nine dwelling units, the required lot area is 40,500 square feet, which is smaller than the one-acre lot size, and the density achieved is 9.0 dwelling units per acre. However, at ten dwelling units the required lot area of 45,000 square feet is larger than the one-acre lot and the density per acre is larger than the maximum density permitted by the zone (10.0 dwelling units per acre). The difference of a fractional unit is not considered to indicate a constraint to development in this scenario. The setbacks, parking, and open space requirements were not found to be a constraint to development.

In the R-3 zone (1,500 square foot lot area per unit; maximum 29 units per acre), the City analyzed development feasibility on the minimum parcel size, 9,000 square feet, and on a one-acre site. On both lot sizes, the maximum density can be achieved with a mix of one-, two-, and three-bedroom units served by the required parking. The building heights, setbacks, parking, and open space requirements were not found to be a constraint to development.

While there are no R-3-A sites included in the inventory, this zone was evaluated because the development standards are the same as those of R-3, with the exception of the height limitation of one story in R-3-A compared to a three-story limit in R-3. The scenarios evaluated in R-3-A could therefore also be constructed in R-3, and can serve as additional development scenarios for the R-3 zone. The R-3-A zone (1,500 square foot lot area per unit; maximum 29 units per acre) is the City's high density multifamily designation and is intended to allow for higher-density development with a shorter building height than in R-3. Once again, development feasibility on the minimum parcel size, 9,000 square feet, was evaluated. The city also evaluated development on a one-acre acre parcel. In both scenarios, the maximum density can be achieved with units served by the required surface parking, though at a smaller average size than in scenarios in the R-3 zone.

As shown in **Table 1F-19 Cumulative Impacts Analysis**, 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 developable space given the lot coverage and setback requirements and determine whether sufficient space was available for the required open space and parking. Where side-yard setbacks differ between interior and street-side, available lot area was calculated as if the house had one of each type of side yard. Occupiable area on the second floor, and additional floors, was set equal to the first floor building footprint. Average unit size was calculated by dividing the total occupiable building area by the permitted number of units (site acreage * density). Density bonus units are not factored into the calculations.

Table 1F-19: Cumulative Impact Analysis

R-2	Scenario 1 (Minimum)	Scenario 2 (1 Acre)
Square footage:	9,000	43,560
Length (feet):	150	436
Width (feet):	60	100
Lot coverage:	1	1
Number of stories (max):	2	2
Maximum building footprint, using lot coverage requirements:	4,500	21,780
Maximum building envelope using setbacks:	4,950	33,626
Remaining space for parking and open space given maximum footprint:	4,500	21,780
<i>Covered parking spaces per unit:</i>	1	1
<i>Area required for parking (sqft):</i>	440	1,980
<i>Parking type:</i>	Carport	Carport
<i>Required Open Space (est. 5 percent of lot)</i>	450	2,178
Maximum occupiable building square footage:	9,000	43,560
Number of units:	2	9
Average unit square footage:	2,025	2,178
Achievable Density (units per acre):	9.7	9.0
Permitted Density (units per acre):	9.7	9.7
R-3	Scenario 1 (Minimum)	Scenario 2 (1 Acre)
Square footage:	9,000	43,560
Length (feet):	150	218
Width (feet):	60	200
Lot coverage:	60%	60%
Number of stories (max):	3	3
Maximum building footprint, using lot coverage requirements:	5,400	26,136
Maximum building envelope using setbacks:	5,400	34,743
Remaining space for parking and open space given maximum footprint:	3,600	17,424
<i>Covered parking spaces per unit:</i>	1	1
<i>Area required for parking (sqft):</i>	1,320	6,380
<i>Parking type:</i>	Surface Lot	Surface Lot
<i>Required Open Space (9.3 percent of lot)</i>	837	4,051
Maximum occupiable building square footage:	16,200	78,408
Number of units:	6	29
Average unit square footage:	2,700	2,704
Achievable Density (units per acre):	29.0	29.0
Permitted Density (units per acre):	29.0	29.0

R-3-A	Scenario 1 (Minimum)	Scenario 2 (1 Acre)
<u>Square footage:</u>	<u>9,000</u>	<u>43,560</u>
<u>Length (feet):</u>	<u>150</u>	<u>436</u>
<u>Width (feet):</u>	<u>60</u>	<u>100</u>
<u>Lot coverage:</u>	<u>60%</u>	<u>60%</u>
<u>Number of stories (max):</u>	<u>1</u>	<u>1</u>
<u>Maximum building footprint, using lot coverage requirements:</u>	<u>5,400</u>	<u>26,136</u>
<u>Maximum building envelope using setbacks:</u>	<u>5,400</u>	<u>34,476</u>
<u>Remaining space for parking and open space given maximum footprint:</u>	<u>3,600</u>	<u>17,424</u>
<i><u>Parking spaces per unit:</u></i>	<i><u>1</u></i>	<i><u>1</u></i>
<i><u>Area required for parking (sqft):</u></i>	<i><u>1,320</u></i>	<i><u>6,380</u></i>
<i><u>Parking type:</u></i>	<i><u>Surface Lot</u></i>	<i><u>Surface Lot</u></i>
<i><u>Required Open Space (9.3 percent of lot)</u></i>	<i><u>837</u></i>	<i><u>4,051</u></i>
<u>Maximum occupiable building square footage:</u>	<u>5,400</u>	<u>26,136</u>
<u>Number of units:</u>	<u>6</u>	<u>29</u>
<u>Average unit square footage:</u>	<u>900</u>	<u>901</u>
<u>Achievable Density (units per acre):</u>	<u>29.0</u>	<u>29.0</u>
<u>Permitted Density (units per acre):</u>	<u>29.0</u>	<u>29.0</u>

Source: City of Huron, 2023

Conclusion

The residential development standards and open space standards are similar to other jurisdictions and do not serve as a constraint to development. However, parking standards for multifamily housing may pose a constraint to development, particularly for smaller units and special-needs housing, and currently the City does not have parking requirements for emergency shelters.

Recommended Action

The City has included **Program 165** to reduce parking standards for studio and one-bedroom units and special-needs housing to mitigate possible constraints on development. The City has also included **Program 165** to ensure that sufficient parking is available to accommodate all staff working in the emergency shelter, in compliance with Government Code Section 65583(a)(4).

Local Ordinances

Analysis

The City does not have any growth restrictions, moratoria on housing, short-term rental ordinances, or inclusionary requirements that would impact the City’s ability to meet its housing needs.

Conclusion

Local ordinances are not a constraint to development in Huron.

Recommended Action

None required.

Density Bonus

Analysis

Under current State law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

Section 17.19.01 (D) of the Huron Zoning Code contains the City's density bonus provisions. The City grants a 35 percent density bonus over the housing unit density allowed by the existing zoning if the developer agrees to meet one of the following conditions:

- Ten percent of the total units of a housing development for persons and families of lower income, as defined in Section 50079.5 of the Health and Safety Code.
- Five percent of the total units of a housing development for very low-income households, as defined in Section 50105 of the Health and Safety Code.
- Any number of dwelling units of a housing development for qualifying senior citizen housing, as defined in Section 51.2 of the Civil Code.
- Ten percent of the total units in a condominium development for moderate-income households, as defined in Section 50093 of the Health and Safety Code.

Additionally, the City increases the density bonus under the following provisions:

- For each 1 percent increase above 10 percent minimum for lower-income households, the density bonus shall increase by 1.5 percent to a maximum of 35 percent.
- For each 1 percent increase above 5 percent minimum for very low-income households, the density bonus shall increase by 2.5 percent to a maximum of 35 percent.
- For each 1 percent increase above 10 percent minimum for moderate-income households, the density bonus shall increase by 1 percent to a maximum of 35 percent.

Conclusion

The City’s current density bonus ordinance does not fully comply with State law, which requires a density bonus of up to 80 percent, density bonuses for developments that include childcare facilities, or reduced parking standards.

Recommended Action

The Housing Element included **Program 165** to update the density bonus ordinance to comply with State law.

Zoning for a Variety of Housing Types

Analysis

Chapter 17 of the Huron Municipal Code describes the City’s regulations for residential development. **Table 1F-2019** summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 1F-~~2019~~ Residential Uses Permitted by Zone, Huron

Residential Use	R-A	R-1-A	R-1	R-2	R-3	R-3-A	MHP	UR	CBD	C-S	M-L	M-H
Single-Family Dwelling	P	P	P	P	P	P	-	P	-	-	-	-
Multifamily Housing	-	P	P	P	P	P	-	-	C ¹	C ¹	-	-
Dwelling, when accessory to or incidental to a permitted use	C											
Manufactured Housing	P	P	P	P	P	P	-	P	-	-	-	-
Mobile Home Park	-	-	C	C	C	C	P	-	-	-	C	P
Farm Labor Housing ¹ (Permanent)	-	-	-	P	P	-	-	-	-	-	-	-
Farm Labor Housing ¹ (Seasonal)	-	-	-	-	P	-	P	-	-	-	-	-
Emergency Shelters	C	C	-	-	P	P	-	-	-	C	C	-
Transitional Housing ²	C	C	-	-	P	P	-	-	-	C	C	-
Supportive Housing ²	-	-	-	-	-	-	-	-	-	-	-	-
Single-Room Occupancy (SRO) ³	-	-	-	-	-	-	-	-	-	-	-	-
Group Homes ⁴ (6 or fewer)	-	P	P	P	P	P	-	-	-	-	-	-
Group Homes ⁴ (7 or more)		C	C	C	C	C	-	-	-	-	-	-
Second Dwelling Unit ⁵	P	P	P	P	P	P	-	-	-	-	-	-

P: Permitted; C: Conditional use permit; - No provisions.

¹ **Program 165** commits the City to permitting 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 in all zones that allow single-family residential uses. **Program 15** commits the City to treating employee/farmworker housing of no more than 12 units or 36 beds as an agricultural use and permitting it in the same manner as other agricultural uses in the same zone (California Employee Housing Act).

² **Program 165** commits the City to permitting 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)) and to allowing supportive housing in multifamily and mixed-use zones, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

³ **Program 165** commits the City to identify at least one zone where SROs will be permitted in compliance with State law.

⁴ **Program 165** commits the City to allowing residential care facilities for six or fewer persons, in accordance (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 City’s definition of family.

⁵ **Program 165** commits the City to amend the Zoning Code to permit ADUs in UR zones and zones that permit single-family or multifamily uses and permit an additional JADU on each lot (California Government Code Section 65852.2).

Source: City of Huron Zoning Ordinance, 2020

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

Multifamily

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

Farmworker/Employee Housing

The City’s agricultural uses, especially fruit crops, may use seasonal labor. The American Community Survey (ACS), 2015-2020 (5-year estimates) estimates that there were 1,586 agriculture jobs in Huron in 2020. Given this, there is likely a demand for seasonal farmworker housing to work at farms surrounding Huron. By the nature of the profession, it is difficult to determine the number of seasonal farm laborers that may be working in the agricultural areas surrounding the city.

Under California Health and Safety Code Section 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses and that provide employee housing for six or fewer employees to be treated as a single-family use and permitted in the same manner as other dwellings of the same type in the same zone. The City permits agricultural uses in the M-L, M-H, O, and A-E districts. Currently, permanent farm labor housing is permitted in the R-2 and R-3 districts and seasonal farm labor housing in the R-3 and MHP districts.

Emergency Shelters

The City of Huron Municipal Code defines homeless shelters as:

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

However, the Health and Safety Code Section 50801(e) defines emergency shelters as:

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

Per Program 165, the City will update its definition of “emergency shelter” in accordance with Government Code Section 65583(a)(4)(I) to clarify that emergency shelters may include other non-permanent housing interventions, such as a navigation center, bridge housing, and respite or recuperative care.

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 Senate Bill 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 on 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 30 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City has included **Program 165** to establish development and managerial standards for emergency shelters.

The City of Huron complies with State law by allowing emergency shelters by-right in the R-3 and R-3-A districts and conditionally in the C-S, M-L, R-A, and R-1-A districts. These zones encompass the majority of the city with the exception of some commercial areas along Highway 269 and heavy industrial areas in the eastern portion of the city. The R-3 and R-3-A zones specifically are located in the northern portion of the city near Palmer Avenue and southern portions of Highway 269. These areas are integrated within or adjacent to other residential zones as well as commercial uses, parks, and public facilities zones, providing proximity to transit, services, and other amenities and resources available to all residents of Huron. Residential uses are permitted by-right in the R-3 and R-3-A zones; therefore, the City is in compliance with Government Code Section 16.06.490 that requires “zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow residential uses.”

According to the Fresno/Madera Continuum of Care, the homeless population in Huron is estimated at 2 persons; however, according to the City, the number could be as high as 49. In compliance with Government Code Section 65583(a)(4)(I), there is ample land area to accommodate one or more facilities with 49 beds and 200 square feet per bed. A single facility with 49 beds could be accommodated in a building of approximately 9,800 square feet.

Table 1F-210 shows the parcels that are vacant and zoned R-3. There are four vacant sites totaling 13.6 acres that are zoned R-3 and could potentially accommodate an emergency shelter by right. There is additional capacity in the C-S, M-L, R-A, and R-1-A districts with a conditional use permit.

Table 1F-210 Potential Emergency Shelter Sites, Huron

Assessor's Parcel Number	Acreage	Zoning	Location
07509105S (Portion)	2.25	R-3	Near Chestnut Park. Less than one-quarter mile from Huron Elementary School. Just over half a mile from a grocery store.
07516623	0.27	R-3	Approximately half a mile from a grocery store. Less than one-quarter mile from Huron Elementary School.
07521044	0.21	R-3	Near to Keenan Park and Community Center. Half mile from a Head Start center, less than half a mile from Huron Middle School and just under a mile from Huron Elementary School.
07541002S (Portion)	10.87	R-3	Less than half a mile from Chestnut Park and Chesnut High School. Less than one mile from Huron Elementary School. Half a mile from Huron Public Library.
Total	13.6		

Source: City of Huron, 2023.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Program 165 has been included to permit low-barrier navigation centers by-right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing in compliance with Government Code Section 65662.

Transitional and Supportive Housing

Government Code Section 65583(c)(3) requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Additionally, supportive housing must be a use allowed by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. The City currently permits transitional ~~and supportive~~ housing by-right in the R-3 and R-3-A zones, and conditionally permitted in the R-A, R-1-A, C-S, and M-L zones. The City does not currently explicitly define or allow permanent supportive housing. The City has included **Program 165** to amend the Zoning Ordinance to comply with State law requirements for transitional housing and supportive housing and anticipates adopting these amendments by December 2025 prior to Housing Element adoption.

Single-Room Occupancy Units

Chapter 17.29 (Commercial Development Provisions) of the Huron Zoning Ordinance establishes development standards for Single-Room Occupancy (SRO) facilities; however, the use is not listed as a permitted use in any district. To comply with Government Code Section 65583, the City had included **Program 165** to amend the Zoning Ordinance to identify zones where SROs are permitted.

Group Homes

The Zoning Ordinance defines Group Homes, or Group Care Facilities, as “a facility or detached dwelling unit providing 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.” Group Homes for six or fewer persons are permitted by-right in all residential zones except for the R-A and UR zones. The City conditionally permits Group Homes for seven or more persons in the R-1-A, R-1, R-2, R-3, and R-3-A zone districts. Therefore, to comply with Government Code Section 65583(a)(4), the City will revise the Zoning Ordinance to allow residential care facilities that do not require a State license, regardless of size for six or fewer persons in all residential zones in the same manner as other residential uses of the same type in the same zone, and facilities for seven or more that require a State license without a Conditional Use Permit (CUP), that the City will evaluate using subjective standards (Programs 156 and 21).

Accessory Dwelling Units

The Huron Zoning Ordinance permits Second Dwelling Units by-right in all the R-A, R-1-A, R-1, R-2, R-3, and R-3-A zone districts. The City has included **Program 165** to amend the definition of, and references to, Second Dwelling Units to refer to accessory dwelling units (ADUs) and permit ADUs in the UR zone.

Manufactured Housing

In compliance with Government Code Section 65852.3(a), the City’s Zoning Code does not differentiate between single-family homes and mobile homes on permanent foundations (manufactured homes). The City allows manufactured homes in all zones allowing single-family homes. The City also permits mobile

home parks by-right in the MHP and M-H zones, and with a cup in the R-1, R-2, R-3, R-3-A, and M-L zones.

Conclusion

The City provides zoning for a variety of housing types; however, the Zoning Ordinance needs to be amended to fully comply with employee housing, emergency shelters, low-barrier navigation centers, transitional and supportive housing, SRO units, residential care facilities and group homes, and ADUs.

Recommended Action

The Housing Element includes **Program 165** to amend the Zoning Ordinance to address the development standards and barriers to special-needs housing:

- Permit employee housing compliant with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- Apply managerial standards for emergency shelters pursuant to Government Code Section 65583(a)(4)(A).
- Permit the development of Low-Barrier Navigation Centers (LBNC) in compliance with Government Code Section 65662, to allow LBNCs by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily 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)).
- Define SRO units and identify zones where they are permitted, in compliance with Government Code Section 65583.
- Allow residential care facilities for six or fewer persons in the same zones and in the same manner as other by-right single-family housing uses, in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.0831, ~~and a~~ Allow residential care facilities, for seven or more persons regardless of size, in all zones that permit residential uses of the same type, in accordance with the State’s definition of family. Ensure that the required findings for CUPs are objective.
- Allow ADUs in all zones that allow both single-family and multifamily residential uses, in compliance with Government Code Section 65852.2(a)(1).

On- and Off-Site Improvement Standards

Analysis

All residential subdivisions require on-site infrastructure improvements, including sewer and water lines; curb, gutter, and sidewalks; storm drainage improvements; and street improvements, including streetlights, fire hydrants, and paved travel ways. The standard in Huron is 60-foot rights-of-way. Lesser rights-of-way are permitted for cul-de-sac streets and larger rights-of-way for collector and arterial streets. The City of Huron requires the following improvements for residential subdivisions with five or more parcels according to City Standard Specifications:

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

The City requires a minimum right-of-way width of 60 feet for internal (low-volume) residential streets for subdivisions; 40 feet from curb to curb. The 60-foot internal residential street right-of-way allows for two travel lanes, two parking lanes, curbs, gutters, sidewalks, and public utility easements. The minimum right-of-way for collector streets is 66 feet; 56 feet curb to curb. The 80-foot collector street right-of-way provides room for three to four travel lanes, curbs, gutters, sidewalk, and public utility easements.

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

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

Conclusion

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

Recommended Action

None needed.

Fees and Exactions

Analysis

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions are charged administrative fees. Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, City fees are available on the City’s website: <http://cityofhuron.com/planning-and-building/> Some of these costs are summarized in **Table 1F-221**.

Table 1F-221 Planning Fees, Huron

Description	Fees/Deposit Plus Actual Cost
Administrative Review – Minor	\$811.08 + A/C
Administrative Review – Major	\$2,259 + A/C
Annexation / Pre-Zone (1-5 acres)	\$6,054.15 + A/C
Annexation / Pre-Zone (6+ acres)	\$8,412.08 + A/C
Appeal to City Council – Minor	\$231.74 + A/C
Appeal to City Council – Major	\$1,859.70 + A/C
Appeal to Planning Commission – Minor	\$231.74 + A/C
Appeal to Planning Commission – Major	\$2,259.44 + A/C
Building Demolition Permit	\$446.10 + A/C
Building Moving Permit	\$480.86 + A/C
Classification of Permitted Use	\$811.08 + A/C
Conditional Use Permit – Minor	\$1,958.18 + A/C
Conditional Use Permit – Complex	\$4,872.29 + A/C
Conditional Use Permit or Variance Revocation or Amendment	\$2,027.71 + A/C
Conditional Use Permit Extension	\$976.50 + A/C
General Plan Amendment – Minor	\$4,275.56 + A/C
General Plan Amendment – Major	\$10,538.27 + A/C
Categorical Exemption	\$405.54 + A/C
Environmental Review – Negative Declaration	\$5,054.88 + A/C
Environmental Review – Mitigated Negative Declaration	\$6,314.85 + A/C
Environmental Review – Environmental Impact Report	\$11,447.84 + A/C
Encroachment Permit (residential) – Minor	\$57.93 + A/C
Encroachment Permit (residential) – Major	\$272.29 + A/C
Landscaping / Conservation Review (residential)	\$579.34 + A/C
Lot Line Adjustment	\$1,616.37 + A/C
Manufactured Housing Permit ¹	\$393.95 + A/C
Minor Deviation	\$729.97 + A/C
Planned Unit Development	\$7,879.08 + A/C
Site Plan Review – Minor	\$2,346.34 + A/C
Site Plan Review – Major	\$3,545.59 + A/C
Site Plan Review Extension	\$1,367.25 + A/C
Site Plan Review Amendment	\$1,998.74 + A/C
Parcel Map Waiver	\$1,668.51 + A/C
Tentative Parcel Map	\$16,412.82 + A/C
Revised Parcel Map	\$1,598.99 + A/C
Final Parcel Map	\$2,091.43 + A/C
Tentative Subdivision Map (Small Subdivision 5-10)	\$8,498.98 + A/C
Final Subdivision (Small Subdivision 5-10)	\$2,821.41 + A/C
Tentative Subdivision Map (less than 30 lots)	\$10,109.56 + A/C
Final Subdivision Map (less than 30 lots)	\$4,350.88 + A/C

Description	Fees/Deposit Plus Actual Cost
Revised Tentative Subdivision Map – Minor	\$2,641.81 + A/C
Tentative Subdivision Map (greater than 31 lots)	\$14,854.39 + A/C
Final Subdivision Map (greater than 31 lots)	\$5,399.49 + A/C
Revised Tentative Subdivision Map – Major	\$5,787.65 + A/C
Variance – Minor	\$1,622.16 + A/C
Variance – Major	\$3,122.67 + A/C
Zone Map Amendment – Minor	\$4,217.63 + A/C
Zone Map Amendment – Major	\$11,639.03 + A/C
Zone Text Amendment – Minor	\$4,084.38 + A/C
Zone Text Amendment – Major	\$6,277.98 + A/C

¹ Per **Program 198**, the City will remove the unique fee for manufactured housing and ensure that manufactured housing is not charged more in fees than charged to other single-family homes.

A/C = Actual Cost

Source: City of Huron, 2019.

Development impact fees for Huron are shown in **Table 1F-232**.

Table 1F-232 Development Impact Fees, Huron

Category	Single-Family Fee (per unit)	Multifamily Fee (per unit)
General services impact	\$442.94	\$442.94
Public safety/Police	\$224.03	\$224.03
Water Facility	\$3,508.89	\$3,508.89
Waste Facility	\$1,943.41	\$1,943.41
Storm Drain	\$1,362.11	\$47.30
Parks	\$1,502.16	\$874.59
Traffic	\$72.02	\$43.25
Water Hookup	\$700.00	\$700.00
Sewer Hookup	\$500.00	\$500.00
Encroachment	--	\$129.00
Total	\$10,255.56	\$8,413.41

Source: City of Huron, 2023.

In addition to City fees, several regional fees are also charged for residential development: Regional Transportation Mitigation and Indirect Source Review. For school fees, the Coalinga-Huron Unified School District assesses a school impact fee of \$4.79 per square foot on all new residential development. Currently, there are no exemptions from the school impact fee; however, the school board will review and consider requests for exemption from the fee.

Table 1F-243 shows permit fees for single-family and multifamily prototype developments. Construction costs for a prototypical single-family home are approximately \$143 per square foot. This is based on costs calculated for a 2,000-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 Huron. Estimated total construction costs for such a home are \$286,075. Costs for prototypical multifamily construction are approximately \$136 per square foot, based on costs calculated for a 2-story building in Huron with 72 units and an average unit size of 1,000 square feet. The multifamily calculation is for a wood or light-steel frame structure, including forced air heating and cooling and constructed of good-quality materials. The estimated total construction costs for each multifamily unit are \$129,856, with a total construction cost for the building of \$9,349,632. These construction costs, for both single-family and multifamily units, include labor, materials, and equipment but do not include the costs of buying land or off-street parking.⁴

Huron's combined fees as a percentage of construction costs are comparable to those of neighboring jurisdictions:

- Sanger: 10.11% (single-family), 10.29% (multifamily)
- Kingsburg: 12.1% (single-family), 8.3% (multifamily)
- Parlier: 9.8% (single-family) 10.9% (multifamily)
- Reedley City Center: 4.2% (single-family), 6.9% (multifamily)
- Reedley Expansion Area: 6.5% (single-family), 12.4% (multifamily)
- Reedley Infill Area: 5.9% (single-family), 9.7% (multifamily)
- Selma: 11.1% (single-family), 13.7% (multifamily)

⁴ 2022 National Building Cost Manual and 2022 93654 zip code modifiers, Craftsman Book Company.

Table 1F-243 Prototypical Construction Fees

Fee Description	Single-family	Multifamily	
		Entire 72-Unit Development	Per Unit
Site Plan Review	\$2,345.34	\$6,616	\$92
Plan Check and Building Permits	\$4,053.51 ¹	\$55,427 ²	\$770
City Impact Fees	\$10,256	\$605,766	\$8,413
Total Huron Fees	\$16,654	\$667,808	\$9,275
Indirect Source Review ³	N/A	\$40,464	\$562
Regional Transportation Mitigation Fee ⁴	\$2,118	\$59,112	\$821
Coalinga-Huron Unified School District ⁵	\$9,580	\$344,880	\$4,790
<i>Total Development Fees</i>	\$28,352	\$1,112,264	\$15,448
<i>Typical Building Construction Costs</i>	\$286,075	\$9,349,632	\$129,856
Total Cost (Fees Plus Construction Cost per Unit)	\$314,427	\$10,461,896	\$145,304
Fees as a % of Total Housing Costs	9.0%	10.6%	10.6%

¹ Based on the valuation of \$286,705 for a single-family home.
² Actual fee for Valley Village Family Apartments, construction completion anticipated November 2023.
³The Indirect Source Review fee is collected by the air district for projects larger than 50 units, which generally are approximately \$841 for mixed-use/nonresidential/transit and \$562 for residential project only.
⁴The Regional Transportation Mitigation Fee is collected by the Council of Governments for all Fresno County cities. Affordable projects are eligible for reduced rates of \$1,059 per dwelling unit for affordable single-family units and \$821 per dwelling unit for affordable multifamily units.
⁵ School district fee is \$4.79 per square foot. Assumes a 1,300-square-foot, single-family home and a 1,000-square-foot multifamily unit.

Source: City of Huron, 2023; Coalinga-Huron Unified School District, 2022; FCOG, 2020

Conclusion

Permitting and development impact fees are an estimated 13 percent of the total development costs for single-family development and 14 percent for multifamily. City fees are not considered a constraint to development.

Recommended Action

The City has included **Program 198** to analyze housing-related development fees, particularly for multifamily housing, on an annual basis to ensure they do not unduly constrain development. Additionally, the program will remove the unique fee for manufactured housing and ensure that manufactured housing is not charged more in fees than charged to other single-family homes.

Processing and Permit Procedures

Analysis

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

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

Table 1F-254 summarizes the typical length of time between a project’s approval and building permit issuance.

Table 1F-254 Typical Processing Procedures

Process	Single-Family Unit	Subdivision	Multifamily
Step 1: Planning Approval	6 months	One Year	1 month
Step 2A: Building Permit – Single	One week	30 days	45 days
Step 2B: Building Permit – Complex	60 days	60 days	60 days
Step 3: Approved Final Grading Plan	Two weeks	One month	Two weeks
Estimated Total Processing Time	8-9 months	1 year and 4 months	5-6 months

Note: Each step of the process is concurrent to reduce the time for applicants. This estimate accounts for the time between approval and building permit issuance, assuming a complete and correct application at first submittal. The final length of time between a project’s approval and building permit issuance is determined by the applicant. However, typical time between application and building permit issuance is less than a month for single-family units to up to approximately four months for subdivisions. If corrections are necessary after the City’s initial review, the applicant will need to complete the corrections, and the timing for addressing corrections varies.

Source: City of Huron, 2023.

Huron does not have a design review process. Therefore, typical housing projects for single-family and multifamily housing meeting zoning and General Plan requirements are approved ministerially. Generally, a typical single-family project is processed in approximately 2 to 3 weeks, and 4 weeks for a complex project (see **Table 1F-10**), and a typical multifamily project is processed in approximately 2 to 3.5 months.

Subdivision, Parcel Map Review

Subdivision is initiated via the tentative tract or tentative parcel map process. Within 50 days of the filing of a tentative map or 45 days after the certification of an environmental impact report (EIR) on the final map, with the secretary of the planning commission, the planning commission shall hold a public hearing on said tentative map and, following the public hearing, take action by written resolution to recommend to the City Council to approve, conditionally approve, or disapprove the tentative map. The tentative map application is then filed and the City determines completeness of the application within 30 days. It is then circulated as required and a public notice is posted for a Planning Commission hearing. Approval or conditional approval expires after 24 months with extensions of the map possible. It is important to note that EIRs are not always required, and findings require consistency with the General Plan and zoning ordinance.

Permits and Conditional Uses

Conditional Use Permit approval is not required for multifamily housing development in Huron. Site Plan Review is required and is considered and decided on by the City Administrator. Within 20 days after submission of a complete site plan, the City Administrator will approve, approve with conditions, or disapprove the site plan. Typical Conditional Use Permits are acted on within five days of receipt by the City. Section 17.70.040 contains required findings for Conditional Use Permit approval, which are summarized as follows. Following a hearing, the commission shall record the decision in writing and shall recite therein the findings upon which the decision is based. The commission may approve and/or modify a conditional use permit application in whole or in part, with or without conditions, only if all of the following findings are made:

A. The proposed use is conditionally permitted within, and would not impair the integrity and character of the subject land use district and complies with all of the applicable provisions of this zoning ordinance;

B. The proposed use is consistent with the goals and policies in the general plan;

C. The approval of the conditional use permit for the proposed use is in compliance with the requirements of the California Environmental Act (CEQA), this title, and other applicable codes and ordinances;

D. There will be no potentially significant negative impacts upon environmental quality and natural resources that could not be properly mitigated and monitored;

E. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City;

F. The subject site is physically suitable for the type and density/intensity of the use being proposed;

G. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety; and

H. The proposed use meets the minimum requirements of this title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the City of Huron and the State of California.

Through **Program 21** the City will revise or remove subjective standards in order to make them objective. The City will clarify finding A. to provide an objective definition of integrity and character or remove that requirement, clarify finding D. to set thresholds for negative impacts or remove that requirement, clarify finding E to provide objective definitions of compatibility and objectionable or remove that requirement and clarify finding F to provide an objective definition of suitability or remove that requirement.

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

- Building Permit (1 week to 45 days)
- General Plan Amendment (4 weeks)
- Annexation (3 months + (depending on complexity))
- Negative Declaration (3 months)
- Environmental Impact Report (6 months to one year)

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

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

Approval to Building Permit

After the City approves a project, such as at a 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, to be completed within 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

Site Plan Review

Within 20 days after submission of the site plan, the city administrator shall review the site plan. In making these findings, the planning administrator shall determine in writing or deny the requested special permit.

Senate Bill 330

Senate Bill (SB) 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill allows housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards is 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 developer must submit a full application for the development project within 180 days of submitting the preliminary application. The City will continue to review all development projects in accordance with State laws and use the SB 330 preliminary application form prepared by the California Department of Housing and Community Development (HCD). The City has included **Program 2019** to continue to review projects in compliance with SB 330.

Senate Bill 35

Currently, the City of Huron does not have a process for SB 35; however, should an affordable housing project make application for land within the city limits, the City would be obligated to process the project consistent with SB 35. The City has included **Program 2019** to establish a process that specifies the SB 35 streamlining approval process and standards for eligible projects.

Conclusion

The approval process has been streamlined for all project types and has not been found to constrain the development of housing.

Recommended Action

The City has included **Program 2019** 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 has adopted the 2022 California Building Code (CBC). No local amendments have been made to the 2022 CBC. The City operates a code enforcement program employing one full-time Code Enforcement Officer. Enforcement involves ensuring that development within the city conforms to the standards contained in the Huron Municipal Code. The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff.

All residential building permits are required to conform to the State's Green Building Code, including roof-mounted solar panels.

Conclusion

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

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

As previously stated, Huron follows the 2022 CBC. The code provides the minimum standards for accessibility. There are currently no amendments to the CBC that would diminish the ability to accommodate persons with disabilities or affect accessibility. Per the 2022 CBC, the City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

Definition of Family

The Huron Zoning Ordinance defines “family” as:

“An individual, or 2 or more persons related by blood, marriage or legal adoption, or a group of not more than 6 persons who are not so related living together as a single housekeeping unit.”

Under State law, the definition of family cannot be limited by size or relation. Therefore, the City has included **Program 165** to amend the definition of family to comply with State law.

Zoning and Land Use Policies

The City provides for a variety of facilities that provide services and conditions for the elderly and those with disabilities, including group homes, nursing homes, and rest homes. As described previously, group homes for six or fewer people are allowed by-right in most residential zones that allow single-family homes, and group homes for more than seven persons are permitted with a conditional use permit from the Planning Commission in the R-1-A, R-1, R-2, R-3, and R-3-A zones. The City has included **Program 165** to allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and for seven or more residents as a single-family use in compliance with the definition of family.

Separation Requirements. The City does not currently have separation requirements for residential care facilities (group homes).

Site Planning Requirements. The City does not currently have site requirements for residential care facilities (group homes).

Reasonable Accommodation

The City’s Municipal Code includes administrative procedures for reviewing and approving requests for modifications to land use and zoning requirements or procedures regulating the siting, funding, development, and use of housing for people with disabilities to ensure reasonable accommodations (Chapter 17.71.070). There are no application fees and a written decision made by the City Manager shall be issued within 30 days of receipt of a complete application for a reasonable accommodation. No public meetings are required for approval. The written decision to approve, conditionally approve, or deny a request for a reasonable accommodation shall consider the following criteria:

- Is the housing, which is the subject of the request for reasonable accommodation, to be used by the individual protected under the Americans with Disabilities Act (ADA)?
- Is the request for accommodation necessary to make specific housing available to an individual protected under the ADA?
- Would the requested accommodation impose an undue financial or administrative burden on the jurisdiction?

- Would the requested accommodation require a fundamental alteration in the nature of a program?

Further, the City’s Zoning Ordinance requires that all multifamily use developments containing 4 to 20 units require that all of their ground-floor units are adaptable (interior modifications) and meet accessibility requirements. Parking spaces for people with disabilities in residential zones shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the person with a disability.

Conclusion

Amendments to the City’s Zoning Ordinance are required to address the definition of family and to allow group homes for six or fewer persons in all residential zones in the same manner as other residential uses of the same type in the same zone, and facilities for seven or more without a Conditional Use Permit (CUP).

Recommended Action

The Housing Element includes **Program 165** to amend the Zoning Ordinance to address the definition of family, allow small and large group homes in all zones allowing single-family and multifamily uses, and establish a process that specifies the SB 35 streamlining approval process and standards for eligible projects.

Water and Sewer

Analysis

Water

The Huron Public Utilities Department (PUD) Water Division is responsible for the distribution and management of the City’s water supply. The City’s water infrastructure consists of a public water distribution system, disinfection facilities, water storage tanks/facilities, pumps, and a surface water treatment facility. The Water Division manages the City’s public water system, City contracts, joint-power agreements, and groundwater recharge program, in addition to performing water quality tests and reports, water system compliance, water conservation programming, groundwater recharge, and planning consistent with the Huron General Plan and with State regulations.

Huron’s water distribution system consists of a 13-mile network of mains in most of the streets and alleys throughout the city. Raw surface water supply is conveyed from the California Aqueduct to a Westlands Water District regulating storage tank that has a storage capacity of 44,000 gallons. Initial surface water deliveries are stored at the Westlands Water District’s storage tank (on the south side of Huron, near the Tornado Avenue and “O” Street intersection), and then pumped to the Huron Surface Water Treatment Plant (SWTP). Surface water can also be conveyed directly to the City’s water treatment plant via a lateral east of the city limits.

The City has two parallel surface water treatment plants, Plant 2 and Plant 3. Plant 2 is a conventional filtration with processes that include coagulation, flocculation, sedimentation, filtration, and disinfection and has a capacity of 2.1 million gallons per day. Plant 3 is a direct filtration plant with a capacity of 1.2 million gallons per day. Both treatment plant locations are situated east of Siskiyou Avenue and along the north side of Palmer Avenue. However, due to incomplete controls and filter media issues, the City has abandoned Plant 3 because it cannot be operated effectively without additional necessary improvements. The City does not plan to operate Plant 3 in the immediate future. During January and December 2015, Plant 2 delivered approximately 242 million gallons of treated surface water to the distribution system.

As of 2017, the Huron Water Division provides potable water to approximately 876 connections for domestic and commercial land uses. Huron Water Division is operating at half of its capacity and therefore has sufficient water to accommodate the City's RHNA.

Wastewater

The Huron PUD Sewer/Wastewater Division (SWD) provides collection, conveyance, treatment, and reclamation of wastewater generated by residential, commercial, and industrial sewer customers. The City's sewer system consists of a 12-mile network of underground sewer pipelines, a lift station, and necessary infrastructure connections to collect wastewater from the source and to convey effluent for treatment at the Sewer Wastewater Treatment Plant (WWTP). The PUD and SWD oversee contracts with vendors to assist with infrastructure maintenance, testing, and operation of the City's WWTP. The SWD is responsible for user rate analyses, monitors the City's wastewater rate production, plans improvement projects, regulatory compliance, and oversees the City's sewer capacity.

As part of the City's annual operation and management program, the City scopes a work schedule to flush the entire sanitary sewer system every six months and preventatively flush areas of the sewer system with a history of problems every two months. Problems in the sewer system that are identified by SWD staff are logged, prioritized, and scheduled for repair by the PWD. Sewer system repairs and replacement of sewer pipelines are coordinated with Huron's street resurfacing program and water main replacement program. If structural defects are identified within the collection system, maintenance staff work to repair these defects as soon as they are identified. The City's pump stations are inspected on a daily basis.

The City owns a WWTP that operates at an average daily flow of approximately 0.43 million gallons per day and a maximum daily flow of approximately 0.50 million gallons per day. The WWTP is permitted to discharge a maximum of 1.0 million gallons per day to the percolation ponds on a monthly average basis. During calendar year 2015, the WWTP treated an annual average daily flow of 404,000 gallons per day, which leaves an available treatment capacity of approximately 596,000 gallons per day. According to the City's 2014 Order, the WWTP's headwork is designed to accommodate influent flows up to 2.0 million gallons per day. Increasing the treatment capacity to 2.0 million gallons per day can be accomplished through the additional sludge drying bed and the four additional treatment ponds, located adjacent to the existing WWTP.

There are approximately 864 sewer customer accounts inside the city’s limits and the City estimates that it serves a population of approximately 7,308 residents. Order No. R5-2014-0163, adopted by the Central Valley Water Board in 2014, anticipates that Huron’s WWTP would reach its capacity by 2025; however, as noted, the volume of wastewater has declined in recent years. Consequently, it is possible that the plant has sufficient capacity to accommodate growth for several years beyond what was previously estimated.

Conclusion

The City has sufficient water and wastewater capacity to accommodate the RHNA.

Recommended Action

The City has included **Program 5** to continue to follow their procedures to grant 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.

At-Risk Housing 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. **Table 1F-265** shows assisted housing units in Huron. There are 767 assisted affordable units in Huron and none are at risk of expiring in the next 10 years. The Fresno County Housing Authority has listed the housing developments in Huron that can accommodate Section 8 households. They are as follows: Huron apartments, 20 units; Parkside Apartments, 50 units; Cazares Terrace, I and II, 44 units; and finally, to be constructed in 2023, Corazon del Valle apartments, 61 units.

Table 1F-265 Assisted Housing Developments, Huron

Name	Address	Target Population	Funding Source	No. of Units	No. of Affordable Units	Affordable Units Expiration	Risk Level
Tierra Del Vista Apartments	16530 Palmer Avenue	Large Family	LIHTC	54	54	2046	Not at risk
Silver Birch Apartments	16800 Fifth Street	Senior	USDA Section 515, LIHTC	35	34	2043	Not at risk
Porvenir Estates	36850 Lassen Avenue	Large Family	LIHTC	40	39	2053	Not at risk
Porvenir Estates II	16901 Tornado Ave	Large Family	LIHTC	40	39	2056	Not at risk
Palmer Heights Apartments	35820 South Lassen Avenue	Large Family	LIHTC	61	60	2059	Not at risk
Alicante Apartments	36400 Giffen Drive	Large Family	LIHTC	81	80	2063	Not at risk
Huron Plaza	16525 South 11th Street	Large Family	LIHTC, HUD	64	63	2062	Not at risk
Huron Portfolio	16201 Palmer Avenue	Non-targeted	LIHTC	76	74	2066	Not at risk
Cazares Terrace	36487 O Street	Non-targeted	Public Housing	24	24	In perpetuity	Not at risk
Cazares Terrace II	36333 Mouren Street	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Huron Apartments	19125 Myrtle Avenue	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Parkside Apartments	36200 North Giffen Dr	Non-targeted	Public Housing	50	50	In perpetuity	Not at risk
Corazón del Valle Commons	17053 12th St	Large Family	LIHTC	61	60	2075	Not at risk
Valley Village Apartments	12th & 13th Streets, bordering Fresno Street, Huron, CA	Large Family	LIHTC	72	71	2075	Not at risk
Palmer Family Villas	16121 Palmer Ave.	Large Family	LIHTC	56	55	2069	Not at risk
Palmer Villas Senior Apartments	16121 Palmer Ave.	Senior	LIHTC	25	24	2068	Not at risk
Total				779	767		
Total At Risk				--	0		

Source: California Housing Partnership, 2022.

Preservation Resources

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program.

A variety of federal and State programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. Several sources of funding are available to Huron for preservation of assisted multifamily rental housing units to assist with purchasing units or providing rental subsidies, including Community Development Block Grant (CDBG) or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the City an opportunity to reinstate affordability requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage prepayment.

When affordable housing units have the potential to convert to market rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid.

Qualified Entities

The following qualified entities were listed as potential purchasers of at-risk units in Fresno County:

- Fresno Housing
- Fresno Housing Authority
- ACLC, Inc.
- Better Opportunities Builder, Inc.
- Fresno County Economic Opportunities Commission
- The East Los Angeles Community Union (TELAC)
- ROEM Development Corporation
- Self-Help Enterprises
- Volunteers of America National Services
- L + M Fund Management LLC

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through the Fresno Housing Authority (FHA). Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8–supported housing may be either project-based for a portion of an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units.

The FHA administers approximately six active housing choice vouchers in Huron.

Strategies for Preserving Affordable Housing

Acquisition

For units at risk of conversion, qualified nonprofit entities must be offered the opportunity to purchase buildings to maintain affordability.

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). Outside of the City of Fresno, multifamily buildings in the county ranged from \$111,666 for a triplex within Reedley’s sphere of influence to \$156,225 per unit for a 4-unit building in Selma. However, there were only five multifamily buildings for sale in Fresno County outside of the City of Fresno when the survey of prices was conducted in January 2023. Within the City of Fresno, prices for multifamily buildings ranged from \$73,331 per unit for a 6-unit building to \$176,666 per unit for a different 6-unit building. The largest complex was a 57-unit multifamily complex for \$143,859 per unit in the City of Fresno.

While most units listed for sale in January 2023 were in incorporated jurisdictions of Fresno County, purchasing residential units throughout Fresno County will likely have a similar price range. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis. It is important to note that a major financing tool, Low-Income Housing Tax Credits (LIHTC), currently do not prioritize acquisition and rehabilitation projects, but instead fund new construction projects. This makes the effort to preserve units much more difficult.

Preservation

Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, 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 in Fresno County, the total cost to subsidize rental costs for a very low-income, four-person household for 20 years would be \$39,120 for a two-bedroom home and \$151,920 for a three-bedroom home. This is typically done through project-based contracts with the Housing Authority that administers a project-based program and has available vouchers.

Replacement with New Construction

Another alternative to preserve the overall number of affordable housing units in the county is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. According to a local developer, cost to develop a multifamily development in Huron is \$240 per square foot. Costs for multifamily construction are approximately \$135 per square foot. This is based on costs calculated for a two-story building in Huron with 20 units and an average unit size of 1,000 square feet each. The total construction costs for the building are \$2,715,725 based on the total cost of building this development, it can be estimated that the per-unit cost to replace low-income housing would be \$129,856 per unit. These construction costs include labor, materials, and equipment but do not include costs of buying Land Or Off-Street Parking.⁵

⁵2022 National Building Cost Manual and 2022 93234 zip code modifiers Craftsman Book Company.

SECTION 1F-5: REVIEW OF PAST ACCOMPLISHMENTS

Government Code, Section 65588(a)(2) “Review and Revision” requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community’s housing goals and objectives. This section reflects the actual housing activities that were accomplished since the first 5th cycle Housing Element.

Effectiveness of Programs for Special Housing Needs

Special needs populations include farmworkers, large families, female-headed single parent households, people experiencing homelessness, persons with disabilities, seniors, households with extremely low incomes. As shown in greater detail in **Table 1F-276: Review of Past Accomplishments**, the City made a diligent, consistent effort to achieve its housing goals that address special housing needs through the implementation of policies and programs from the 5th cycle Housing Element. Following is a summary of the effectiveness of programs for special housing needs:

- The Countywide Housing Element Technical Committee has developed a directory of services and resources for lower-income households is available in the region and is updated annually. The directory is available on City/County websites and at City/county Offices.
- Fresno County and the cities within the County have been working together to review and revise the standards for annexation contained in the Memorandum of Understanding between the County and the Cities.
- The City developed and implemented a formal evaluation procedure 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 pursuant to Government Code Section 65863.
- The City established procedures for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.
- To comply with the Employee Housing Act relating to Farmworkers/Employees and removed constraints to housing development the City adopted Ordinance 369 on April 6, 2016.
- The City continues to streamline the environmental review process for housing developments, using available State and Federal Categorical exclusions, when applicable.
- The City provided a fee waiver and heavily discounted City-owned land to support the development of 60 units of housing affordable to lower-income households.
- The City’s inventory of affordable housing expanded by 75 units during the previous planning period.
- The City partnered with Self-Help Enterprises to conduct outreach related to a future sweat-equity home ownership project.

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- The City supported Tierra Del Vista Apartments and Silver Birch Apartments in the renewal of their USDA Section 515 and LIHTC funding, which prevented these affordable properties from converting to market rate housing.
- The County provided Willow Partners a letter of support for their Joe Serna Farmworker Grant application for a development in the City of Huron called Valley Village Family Apartments. The City received \$1,500,000 from HCD as an Infill Infrastructure Grant to facilitate this apartment project. The project includes 71 total units of affordable housing, and construction is expected to be completed in November 2023.
- The Department of Behavioral Health partnered with the Fresno Housing Authority in 2020 to apply for "No Place Like Home" funds.

Table 1F-276 Review of Past Accomplishments

Program	Evaluation	Recommendation
<p>Program 1: Regional Collaboration on Housing Opportunities</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"> ▪ The County of Fresno Public Works and Planning Department, with assistance from the Fresno COG, will take the lead in coordinating Committee meetings. ▪ 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. ▪ 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 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 Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education. 	<p>The City continuously participates in the Countywide Housing Element Technical Committee biweekly meetings to collaborate on housing program participation implementation and regional issues including disadvantaged unincorporated communities (SB244), infrastructure challenges, farm worker housing, homelessness, and fair housing. This committee meets annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities, 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 committee meets periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education. The committee serves to advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.</p> <p>Partnerships are actively sought 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 farm worker housing in suitable locations.</p> <p>The committee has developed a directory of services and resources for lower-income households is available in the region and is updated annually. The directory is available on City/County websites and at City/county Offices.</p>	<p>Modify and Continue. New Program 1.</p>

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Program	Evaluation	Recommendation
<ul style="list-style-type: none"> ▪ The Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements. ▪ 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. 		
<p>Program 2: Review Annexation Standards in Memorandum of Understanding</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 where urban services and facilities are available or planned to be made available in an effort to preserve agricultural land. The MOU standards for annexation require that 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. In cities that are mostly built out within their current city limits, the MOU may limit the cities’ ability to accommodate future housing needs.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>Fresno County and the cities within the County have been working 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. The City continues to support this process. As seen in Section 1F-2: Sites Inventory, the City can meet its RHNA without any additional annexations. All sites are in current city boundaries.</p>	<p>Modify and Continue. New Program 2.</p>
<p>Program 3: Provision of Adequate Sites</p> <p>The City of Huron will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 424 units. As part of this Housing Element update, the City has developed a</p>	<p>The City maintains and annually updates the inventory of residential land resources. The City provides the inventory on the City website and make copies available upon request. The City monitors development and other changes in the inventory to ensure that the remaining capacity consistent with its share of the regional housing</p>	<p>Modify and Continue. Combine with Program 4. New Program 4.</p>

Program	Evaluation	Recommendation
<p>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"> ▪ Maintain and annually update the inventory of residential land resources; ▪ Provide the inventory on the City website and make copies available upon request; ▪ Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and ▪ Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies. 	<p>need. The City actively participates 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.</p>	
<p>Program 4: Monitoring of Residential Capacity (No Net Loss)</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"> ▪ Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016. 	<p>The City developed and implemented a formal evaluation procedure pursuant to Government Code Section 65863. The City continues Monitor and report through the HCD process residential capacity. Huron did not have a shortfall in its 5th cycle sites inventory.</p>	<p>Modify and Continue. Combine with Program 3. New Program 4.</p>

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Program	Evaluation	Recommendation
<ul style="list-style-type: none"> ▪ Monitor and report through the HCD annual report process. ▪ If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be large enough to accommodate at least 16 units per site at a minimum density of 20 units per acre and shall be rezoned within two years. 		
<p>Program 5: Water and Wastewater Service</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 Huron is the water and wastewater provider in the city.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. ▪ 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. ▪ Apply for additional CDBG funds by 2020, to either acquire or extend necessary services to infill parcels for housing development. 	<p>The City continues to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA. The City established procedures for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7. The City applied for additional CDBG funds in 2020, to either acquire or extend necessary services to infill parcels for housing development.</p> <p>The City received \$4,200,000 from DWR in 2022 under the Small Community Drought Relief Program for the Water Distribution System Pipeline Replacement project.</p> <p>The City received \$548,000 from California Water Resources Control Board in 2022 under the Clean Water State Revolving Fund for the Sewer Collection System Improvements Planning Study project.</p> <p>The City received \$247,373 from USDA, Rural Development in 2022 under the Emergency Community Water Assistance Grant for Supplemental Water Purchase.</p>	<p>Modify and Continue. New Program 5.</p>
<p>Program 6: Affordable Housing Incentives</p> <p>The City continues to have needs for affordable housing for lower income households, especially for seniors, disabled (including persons for developmental disabilities),</p>	<p>The City continues to seek partnerships and regularly meet, at least annually, with other governmental agencies, housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for</p>	<p>Modify and Continue. New Program 7.</p>

Program	Evaluation	Recommendation
<p>farmworkers, the homeless, and those at imminent risk of becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> ▪ Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing. Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development and special needs projects, particularly those located on infill sites. ▪ Continue to offer incentives such as density bonus and streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless. ▪ 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 the State Department of Housing and Community Development’s website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness. ▪ Expand the City’s affordable housing inventory by 185 units over the next eight years –40 extremely low-income, 60 very low-income, and 85 low-income units. 	<p>providing affordable housing. The City continues to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development and special needs projects, particularly those located on infill sites. The City continues to offer incentives, such as density bonus and streamlined processing, to facilitate the development of affordable housing with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, persons with disabilities, farm workers, the homeless, and those at risk of becoming homeless.</p> <p>The City sold land to Fresno Housing and Silvercrest, Inc. for \$1 and provided \$450,000 in fee waivers in order to assist in the development of Corazón del Valle, a project with 60 affordable units (29 for extremely low income households, 25 for very low income households, and 6 for low-income households) and 1 manager’s unit. Construction of this project is expected to be complete in November 2023.</p> <p>The City continues to streamline the environmental review process for housing developments, using available State and Federal Categorical exclusions, when applicable. The City continues to monitor the State’s department of Housing and Community Development’s website annually for Notices of Funding Availability (NOFA) and, where appropriate, prepare and support applications for affordable housing funding for lower income households. The County provided Willow Partners a letter of support for their Joe Serna Farmworker Grant application for Valley Village, a 72 unit development in the City of Huron with 71 units of affordable housing. The City received \$1,500,000 from HCD as an Infill Infrastructure Grant to facilitate this apartment project. Construction on this development is expected to be completed in the November 2023. The Department of Behavioral Health partnered with the Fresno Housing Authority in 2020 to apply for "No Place Like Home" funds.</p> <p>The City expanded its affordable housing inventory by four units in 2018 with the development of two duplexes on Tornado Street. Affordability of these units was</p>	

Program	Evaluation	Recommendation
	<p>established by comparing the stated rent to affordability levels. Additionally, the Valley Village Development, which is expected to finish construction in November 2023, will have 71 units of lower-income housing. The City received \$1,500,000 from HCD as an Infill Infrastructure Grant to facilitate this apartment project.</p> <p>The City received \$203,554 from HCD in 2021 under the program CDBG-CV2 and 3 Allocation for the Homeless Day Center project.</p>	
<p>Program 7: Farmworker Housing</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"> ▪ 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. ▪ Continue to offer incentives such as density bonus and streamlined processing to facilitate the development of farmworker housing. ▪ 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. 	<p>The City continues 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 farm worker housing, including State HCD and USDA Rural Development loans and grants and other available funding sources. Self-Help Enterprises is coordinating with the City of Huron and California Coalition for Rural Housing (CCRH) to host community outreach events for a potential sweat equity project in Huron on June 8th and June 17th, 2023.</p> <p>Valley Village Apartments, an affordable housing development in Huron with 71 units of housing affordable to lower-income households and one market-rate manager’s unit, received Joe Serna, Jr. Farmworker Housing Grant Program funding of \$18,000,000. The City received \$1,500,000 from HCD as an Infill Infrastructure Grant to facilitate this apartment project. Construction on the project is expected to be completed in November 2023.</p> <p>The City continues to offer incentives, such as density bonus and streamlined processing, to facilitate the development of farm worker housing. The City annually monitors the status of farm worker housing as part of the City's Housing Element annual progress report to HCD and evaluate if exiting farm worker housing efforts are effective. When appropriate, the City makes necessary changes to enhance opportunities and incentives for farm worker housing development.</p> <p>To comply with the Employee Housing Act relating to Farmworkers/Employees and remove constraints to</p>	<p>Modify and Continue. New Program 8.</p>

Program	Evaluation	Recommendation
	<p>housing development, the City adopted Ordinance 369 on April 6, 2016.</p> <p>The City seeks partnerships with cities and other agencies to discuss opportunities for affordable housing development, including farmworker housing. as Del Rey, Biola, and Riverdale, which include many residents who are in the Very Low and Low- Income categories, including farmworkers. In 2020, the County approved HOME funds to Self-Help Enterprises and Habitat for Humanity, Fresno for the acquisition, construction, and sale of two single-family developments. Country Meadows, developed by Habitat for Humanity, including eight single-family residences for sale to eligible low-moderate income households in the nearby community of Riverdale.</p>	
<p>Program 8: Preserving Assisted Housing</p> <p>Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Huron. The City must guard against the loss of housing units available to lower income households. There are 88 assisted units in two developments – Tierra Del Vista Apartments and Silver Birch Apartments – that that are considered at risk of conversion to market rate by 2025. The City will strive to preserve these at-risk units as affordable housing.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> ▪ Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units, and immediately upon notification of intent to terminate affordability restrictions, take the following actions: <ul style="list-style-type: none"> ○ Identify non-profit organizations as potential purchasers/ managers of at-risk housing units. ○ Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. 	<p>With the City’s support, Tierra Del Vista Apartments and Silver Birch Apartments renewed their USDA Section 515 and LIHTC funding and continue to provide affordable housing in Huron.</p> <p>The City continues to monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units. Throughout the planning period, the City remained ready to take actions to preserve or replace units and ensure proper tenant notification and support upon a property’s notification of intent to terminate affordability restrictions. No such notifications were received.</p>	<p>Modify and Continue. New Program 11.</p>

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Program	Evaluation	Recommendation
<ul style="list-style-type: none"> ○ Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties. 		
<p>Program 9: Encourage and Facilitate Accessory Units (Second Units)</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 typically are smaller and have no associated land costs. The City permits second units ministerially in all residential zones.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> ▪ By 2018, consider fee reductions for second units. ▪ By 2019, implement a public education program advertising the opportunity for second units through the City website and at the planning counter. 	<p>The City considered fee reductions for second units and conducted a city-wide fee study. The City continued to inform the public about ADUs at the planning counter and promote the construction of ADUs.</p>	<p>Modify and Continue. New Program 12.</p>
<p>Program 10: Zoning Code Amendments</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"> ▪ Density Bonus: Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. ▪ Farmworker/Employee Housing: Comply the Employee Housing Act which requires farmworker 	<p>The City has implemented zoning code amendments for the following areas: Density Bonus, Farmworker/Employee housing, Emergency Shelters, Transitional/Supportive Housing, Single Room Occupancy, Group Homes, and the Definition of Family. The City continues to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless or other persons with special needs and makes amendments as necessary.</p>	<p>Modify and Continue. New Program 165.</p>

Program	Evaluation	Recommendation
<p>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.</p> <ul style="list-style-type: none"> ▪ Emergency Shelters. Update the definition of “homeless shelter” to be consistent with the State law definition. ▪ Transitional/Supportive Housing: Consistent with Government Code, address the provision of transitional and supportive housing in the same manner as similar uses in the same zones. ▪ Single Room Occupancy: Amend the Zoning Code to address the provision of SRO housing. ▪ Group Homes. Amend the Zoning Ordinance needs to also allow group homes for six or fewer in the R-A and UR zones. ▪ Definition of Family: Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family. <p>The City will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> ▪ Amend Zoning Ordinance to address the definition of emergency shelters for the homeless and transitional/supportive housing by March 2016. ▪ Complete Zoning Ordinance update to address the density bonus provisions and address the definition of “family,” farmworker/employee housing, group homes, and SRO housing in 2016. ▪ Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary 		

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Program	Evaluation	Recommendation
<p>amendments to remove or mitigate potential constraints to the development of housing.</p>		
<p>Program 11: Lot Consolidation and Lot Splits</p> <p>The City’s vacant sites inventory is comprised of parcels of varying sizes, from small lots of less than half acre or large lots of over 20 acres; either case presents unique challenges to residential development, especially to multifamily housing development. The City will encourage lot consolidation or lot splitting 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"> ▪ Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting. ▪ Process requests for lot consolidation and lot splitting concurrent with other development reviews. ▪ Offer incentives to developers to promote parcel consolidation, such as priority permit processing and deferred development impact fees. ▪ Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots. 	<p>The City continuously assists interested developers and property owners in identifying opportunities for lot consolidation or lot splitting. The City also continues to process requests for lot consolidation and lot splitting concurrent with other development reviews. The City offers incentives to developers to promote parcel consolidation, such as priority permit processing and deferred development impact fees. The City encourages the use of master plans/specific plans to provide a cohesive development strategy for large lots.</p>	<p>Modify and Continue. New Program 187.</p>
<p>Program 12: Monitoring of Planning and Development Fees</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"> ▪ Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development. ▪ As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development. 	<p>The City continuously monitors the various fees charged by the city to ensure they do not pose constraints for prospective housing development. When appropriate, the City considers incentives such as deferred or reduced fees to facilitate affordable housing development.</p>	<p>Modify and Continue. New Program 198.</p>

Program	Evaluation	Recommendation
<p>Program 13: Housing Rehabilitation Program</p> <p>The City has had a housing rehabilitation program in the past where the efforts of code enforcement officials would be coordinated to target areas where rehabilitation needs are most prevalent. However, the program is not currently (2015) active. The City will pursue funding under federal and state programs to reinstate the affordable housing rehabilitation program.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> ▪ Pursue CDBG, HOME, and other funding opportunities annually to reinstate the housing rehabilitation program. 	<p>The City pursues federal funding, including CDBG and HOME, and other funding opportunities to reinstate the housing rehabilitation program.</p> <p>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 and Continue. New Program 22¹.</p>
<p>Program 14: Code Enforcement</p> <p>The City's Building Department is in charge of the enforcing the City's building codes with the objective of protecting the health and safety of residents.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> ▪ Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes. ▪ Apply for CDBG funding by 2020 with the goal of completing a housing condition survey every five years, or as funding will allow. 	<p>The City continues to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes.</p> <p>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 and Continue. New Program 23².</p>
<p>Program 15: Homebuyer Assistance Program</p> <p>The City of Huron offers a Homebuyer Assistance program to First-Time Homebuyers to help purchase an existing or qualifying new home. The program provides a 30-year deferred, zero interest second mortgage which keeps the first mortgage payment affordable.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> ▪ Continue to pursue CDBG, HOME, and other funding opportunities annually to maintain the first time 	<p>The City continues to pursue CDBG, HOME, and other funding opportunities annually to maintain their first time homebuyer assistance program.</p> <p>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 and Continue. Combine with Program 16. New Program 24³.</p>

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Program	Evaluation	Recommendation
<p>homebuyer assistance program and assist five households per year.</p>		
<p>Program 16: First-Time Homebuyer Resources</p> <p>Huron residents also have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):</p> <ul style="list-style-type: none"> ▪ <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. ▪ <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. ▪ <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. <p>CalHFA loans are offered through local loan officers approved and trained by CalHFA.</p> <p>Timeframe and Objectives:</p> <ul style="list-style-type: none"> ▪ Promote available homebuyer resources on City website and public counters in 2016. ▪ Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance. 	<p>The City continuously promotes available homebuyer resources on the City website and public counters. The City annually reviews and pursues available state and federal funding resources to provide homebuyer assistance.</p> <p>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 and Continue. Combine with Program 15. New Program 24³.</p>

Program	Evaluation	Recommendation
<p>Program 17: Energy Conservation</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"> ▪ Consider incentives to promote green building techniques and features in 2017, and as appropriate adopt incentives by 2018. ▪ 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). ▪ Identify and make recommendations for amendments to requirements in the Zoning Ordinance that potentially inhibit site planning for solar access. 	<p>The City continuously considered incentives to promote green building techniques and features in. The City also continuously promotes and supports Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades. The City has expedited the review and approval of alternative energy devices, including solar panels.</p>	<p>Modify and Continue. New Program <u>254</u>.</p>
<p>Program 18: Housing Choice Vouchers</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"> ▪ Provide information on the HCV program on City website and public counters in 2016. ▪ Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs. ▪ Work with the Housing Authority to disseminate information on incentives for participating in the HCV 	<p>The City provides information about the Housing Choice Vouchers (HCV) program on City website and public counters. They refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCV's. The City actively works with the Housing Authority to distribute information about incentives for participating in the HCV program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents.</p> <p>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 and Continue. New Program <u>265</u>.</p>

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Program	Evaluation	Recommendation
<p>program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents.</p>		
<p>Program 19: Fair Housing</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 (FHCO) division of HUD, and the State Department of Fair Employment and Housing (DFEH). The City will assist in promoting fair resources available in the region.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> ▪ Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large. ▪ Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website. ▪ Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate. 	<p>The City continued to promote fair housing. The City continued to publish fair housing information and advertise fair housing resources in its monthly bilingual newsletter. Fair housing complaints would first be routed to the head building official before being referred to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies; however none were received.</p>	<p>Modify and Continue. New Program <u>276</u>.</p>

SECTION 1F-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. Spanish-language materials were available, and Spanish translation was made available by request.

To meet the requirements of state law, the City of Huron 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 Meetings

On September 7, 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 Huron. Commission members had questions about the RHNA distribution that were answered during the study session. No public comments or questions were received during the study session.

On October 5, 2023, a Joint Planning Commission/City Council meeting was held to present the Public Review Draft. The meeting was open to the public and held in person. After the presentation, the Mayor asked about residential care facilities and noted that they would be helpful. Members of the public had the following comments:

- Huron should focus on bringing unique agricultural enterprises for economic development that leverages the community's strengths.
- Public safety is important, and it encourages investment in the community.
- Representatives from Latino Farms International were in attendance. One stated that they are impressed with all of the affordable housing built in Huron and that Huron should be a laboratory for layering multiple funding sources for affordable housing.

Community Workshop

A community workshop was held on September 1, 2022, from 6:00 to 7:30 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 residents of affordable housing.
- Flyers were posted on the City's Facebook page.
- The event was livestreamed to Facebook, where it was viewed by 18 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 Huron. They were also given information about current housing conditions in the region and in Huron and were invited to participate in a discussion about local housing needs. Spanish interpretation was provided during the meeting. 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?

Ten community members attended the workshop. Participants expressed a desire for more opportunities for homeownership in the community, including opportunities for residents who are undocumented. Community members who were interested in becoming homeowners experienced difficulty in obtaining financing. Limited rental vacancies, overcrowding, rising rental prices, and absentee landlords were items of concern for rental households. Community members expressed a need for more senior housing, and that future senior development should not be limited to apartments. Some participants indicated an interest in maintaining a buffer between different housing types. Ongoing water restrictions pose a challenge for future housing development, as do low local wages.

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 Huron and throughout the Fresno County area. Summaries of their responses are below.

Coalinga-Huron School District

The Superintendent of the Coalinga-Huron School District, Lori Villanueva, was interviewed on October 27, 2022. She indicated that limited water access was a major concern about future housing development. New housing can't be approved because there isn't enough water available to support that growth. Businesses continue to grow in the area, but residents' water use is restricted. Families with green spaces at their homes can receive tickets or citations, and families have been known to report their neighbors for this water use. Smart water meters could help residents to be more aware of their water usage. Only around half of the District's employees live within the district boundaries. Coalinga only has two doctors in the town, and some employees want to live closer to medical facilities or other amenities. Others feel the town is too isolated.

She sees an opportunity to replace or update substandard housing, or to move families into safer housing. Lack of affordable housing availability has caused overcrowding, including multiple families living in the same home. Overcrowding was exacerbated during the COVID-19 pandemic, as many workers lost their jobs. Other families in the area live in motels, which provide substandard housing. Huron in particular has significant substandard housing conditions, along with mobile homes in poor condition throughout the region. More multifamily housing would help to address this issue, as would home rehabilitation programs or financial assistance programs for utility access. Additionally, much of the multifamily housing in town is in two-story buildings that don't have the infrastructure available to assist seniors in accessing upper floors, so more senior-accessible housing is necessary. Seniors also struggle with access to medical facilities.

Ms. Villanueva mentioned that many undocumented families don't have enough information about the home buying or renting process, and that families who live in the area seasonally may experience that as a barrier to getting into deed-restricted affordable units. Language can be a barrier for these families as well, and many families rely on their children to act as translators.

For all local families the processes around accessing programs to help with housing affordability can be intimidating, and a lack of financial literacy can be a barrier. However, housing that is available to purchase, when it is available, is generally affordable. Families sometimes have the financial resources to rent or purchase a home but are often denied housing opportunities because they don't have access to the documents that are needed, such as a driver licenses, pay stubs, or credit scores.

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 limitation 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 subsidy. However, including government subsidy 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 any 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 07, 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 LTDC'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 offered the public opportunities to provide comment during the drafting of the Housing Element. As of October 18, 2023, no public comment was received. Any comments received will be considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions.

In accordance with SB 18, the City contacted local Native American Tribes, as identified by the Native American Heritage Commission (NAHC) to inform them of the Housing Element Update and offer the chance for consultations. The Santa Rosa Rancheria Tachi-Yokut Tribe was the only one to respond. They did not request a consultation about the Housing Element document or the process itself. However, they did request that the City notify them when any of the sites that are listed in the Housing Element's land inventory are going to break ground so that they can ensure that they have a tribal monitor in place. The City routinely contacts tribes during CEQA processes and will ensure that it fulfills this request from the Santa Rosa Rancheria Tachi-Yokut Tribe.

Noticing of Meetings 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 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 September 6, 2023. Public comment was received during the joint Planning Commission and City Council meeting on October 5, 2023, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on October 19. 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.

Summary of Public Input Incorporated into the Housing Element

Highlights of public input and the programs that address it are provided in Section 1F-3: Local Assessment of Fair Housing, in the subsections called *Programs to Address Community Workshop Comments* and *Programs to Address Consultation Comments*.

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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*

