

Exhibit J

HOUSING ELEMENT FINDINGS

Last Updated: October 2, 2025

Findings per California Government Code Section 65863

The Director or Planning Commission may only approve an application that reduces the residential density for sites within the Housing Element Inventory, or allow development of any site at, a lower density if it finds that the application is consistent with the purposes of this article and with the following:

Pursuant to California Government Code Section 65863, the Planning and Development Department finds the following:

These sites or portion thereof were identified in the Fresno Housing Element to accommodate a portion of the regional housing need allocation (RHNA). The estimated housing capacity per Housing Element Site IDs 448, 449, and 2284 for these sites are 0 lower-/ 4 moderate-/ 228 above-moderate income units, whereas this rezone proposes to change the estimated housing capacity on these sites to 489 lower-/ 0 moderate-/ 10 above-moderate income units.

On the date of this rezone submission, 10/2/2025, the remaining unmet RHNA is 14,477 lower-/ 5,169 moderate-/ 13,298 above-moderate income units, and the remaining capacity is 18,023 lower-/ 6,555 moderate-/ 16,162 above-moderate income units.

If these rezones are approved, the remaining unmet RHNA will be 14,477 lower-/ 5,169 moderate-/ 13,298 above-moderate income units, the remaining capacity will be 18,512 lower-/ 6,555 moderate-/ 16,162 above-moderate income units, and the **surplus housing capacity** will be 4,035 lower-/ 1,382 moderate-/ 2,646 above-moderate income units.

Therefore, since the remaining sites in the Housing Element Sites Inventory are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's share of the regional housing need pursuant to Section 65584, this rezone is consistent with the Housing Element.