

Exhibit L
Housing Element Findings

HOUSING ELEMENT FINDINGS

West Area Neighborhoods Specific Plan

Rezone Application P22-01353

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

These sites proposed for Rezone by the West Area Neighborhoods Specific Plan 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 806, 808, 811, 812, 817, 818, 821, 823, 824, 829 - 831, 855, 856, 859, 979 - 986, 988 - 992, 995, 996, 1004 - 1006, 1009, 1028, 1773, 1791, 2314, 2316, 2317, 2320, 2433 - 2435, and 2441 – 2455 for these sites is 1,855 lower-/ 1,338 moderate-/ 2,407 above-moderate income units, whereas this rezone proposes to change the estimated housing capacity on these sites to 1,068 lower-/ 724 moderate-/ 1,810 above-moderate income units.

On the date of this rezone submission, 09/09/2025, 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 this rezone is approved, the remaining unmet RHNA will be 14,477 lower-/ 5,169 moderate-/ 13,298 above-moderate income units, the remaining capacity will be 17,236 lower-/ 5,941 moderate-/ 15,565 above-moderate income units, and the **surplus housing capacity** will be 2,759 lower-/ 772 moderate-/ 2,267 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.