

Exhibit J
Housing Element Analysis

Southwest Fresno Specific Plan - Plan Amendment and Rezone Impacts to Housing Element Sites

Housing Element Sites								Proposed Zoning Changes						Impact to Housing Element Sites				
#	APN	Zone Code	Zoning Description	Acres	Density Used	Mini- mum Capacity	Affordability	Base Zone	Zoning Description	Dual Design- ation	Density Used	Mini- mum Capacity	Affordability	No Change	Lose Dwelling Units	Lose Affordability	Gain Dwelling Units	Gain Affordability
1	32816310	RS-5	Residential Single Family, Medium Density	0.14	5	1	Above Moderate	RS-4	Residential Single-Family, Medium Low Density		3.5	1	Above Moderate	X				
2	47902029	RS-5	Residential Single Family, Medium Density	9.50	5	47	Above Moderate	O	Office		0	0	-		-47	Above Moderate		
3	46402034	RS-4	Residential Single Family, Medium Low Density	4.69	3.5	16	Above Moderate	CC	Commercial Community		0	0	-		-16	Above Moderate		
4	47905006	RS-5	Residential Single Family, Medium Density	1.57	5	8	Above Moderate	NMX	Neighborhood Mixed Use		12	19	Moderate		-8	Above Moderate	19	Moderate
5	47927001	RM-3	Residential Multi-Family, High Density	4.78	30	143	Very Low/Low	RS-5	Residential Single-Family, Medium Density		5	24	Above Moderate		-143	Very Low/Low	24	Above Moderate
6	32610022	RS-4	Residential Single Family, Medium Low Density	9.57	3.5	33	Above Moderate	RM-2	Residential Multi-Family, Urban Neighborhood		16	153	Very Low/Low		-33	Above Moderate	153	Very Low/Low
7	47702111	RS-4	Residential Single Family, Medium Low Density	9.32	3.5	33	Above Moderate	CMX	Corridor/Center Mixed Use	PI	16	144	Very Low/Low		-33	Above Moderate	144	Very Low/Low
8	47902043	RM-1	Residential Multi-Family, Medium High Density	6.48	12	78	Moderate	CMX	Corridor/Center Mixed Use		16	104	Very Low/Low		-78	Moderate	104	Very Low/Low
9	47904032	RS-5	Residential Single Family, Medium Density	1.18	5	6	Above Moderate	CR	Commercial Regional		0	0	-		-6	Above Moderate		
10	32808006	RS-5	Residential Single Family, Medium Density	19.68	5	98	Above Moderate	PI	Public and Institutional	O	0	0	-		-98	Above Moderate		
11	32818108	RS-5	Residential Single Family, Medium Density	0.46	5	2	Above Moderate	RS-4	Residential Single-Family, Medium Low Density		3.5	2	Above Moderate	X				
12	32818111	RS-5	Residential Single Family, Medium Density	3.19	5	16	Above Moderate	RS-4	Residential Single-Family, Medium Low Density		3.5	11	Above Moderate		-5	Above Moderate		
13	46402007	RS-4	Residential Single Family, Medium Low Density	10.83	3.5	38	Above Moderate	RM-2	Residential Multi-Family, Urban Neighborhood		16	173	Very Low/Low		-38	Above Moderate	173	Very Low/Low
14	46402009	RS-4	Residential Single Family, Medium Low Density	1.59	3.5	6	Above Moderate	RM-2	Residential Multi-Family, Urban Neighborhood		16	25	Very Low/Low		-6	Above Moderate	25	Very Low/Low
15	47902035	RM-1	Residential Multi-Family, Medium High Density	3.97	12	48	Moderate	CMX	Corridor/Center Mixed Use		16	64	Very Low/Low		-48	Moderate	64	Very Low/Low
16	47904014	RM-3	Residential Multi-Family, High Density	5.27	30	158	Very Low/Low	RS-5	Residential Single-Family, Medium Density		5	26	Above Moderate		-158	Very Low/Low	26	Above Moderate
17	32816118	RS-5	Residential Single Family, Medium Density	0.19	5	1	Above Moderate	RS-4	Residential Single-Family, Medium Low Density		3.5	1	Above Moderate	X				
18	46402008	RS-4	Residential Single Family, Medium Low Density	1.11	3.5	4	Above Moderate	RM-2	Residential Multi-Family, Urban Neighborhood		16	18	Very Low/Low		-4	Above Moderate	18	Very Low/Low
19	46402035	RS-4	Residential Single Family, Medium Low Density	1.76	3.5	6	Above Moderate	CC	Commercial Community		0	0	-		-6	Above Moderate		
20	46402037	RS-4	Residential Single Family, Medium Low Density	4.55	3.5	16	Above Moderate	CC	Commercial Community		0	0	-		-16	Above Moderate		
21	47703028	RM-2	Residential Multi-Family, Urban Neighborhood	9.68	16	155	Very Low/Low	RS-5	Residential Single-Family, Medium Density		5	48	Above Moderate		-155	Very Low/Low	48	Above Moderate
22	47905008	RS-5	Residential Single Family, Medium Density	1.57	5	8	Above Moderate	NMX	Neighborhood Mixed Use		12	19	Moderate		-8	Above Moderate	19	Moderate
23	32610062	RS-4	Residential Single Family, Medium Low Density	4.58	3.5	16	Above Moderate	CC	Commercial Community		0	0	-		-16	Above Moderate		
24	32610065	CMX	Corridor/Center Mixed Use	8.87	16	142	Very Low/Low	CC	Commercial Community		0	0	-		-142	Very Low/Low		
25	32808007	RS-5	Residential Single Family, Medium Density	11.10	5	56	Above Moderate	PI	Public and Institutional	O	0	0	-		-56	Above Moderate		
26	32818110	RS-5	Residential Single Family, Medium Density	0.46	5	2	Above Moderate	RS-4	Residential Single-Family, Medium Low Density		3.5	2	Above Moderate	X				
27	47902036	RM-1	Residential Multi-Family, Medium High Density	2.00	12	24	Moderate	CMX	Corridor/Center Mixed Use		16	32	Very Low/Low		-24	Moderate	32	Very Low/Low
28	32808001S	RS-5	Residential Single Family, Medium Density	18.80	5	94	Above Moderate	RM-2	Residential Multi-Family, Urban Neighborhood		16	301	Very Low/Low		-94	Above Moderate	301	Very Low/Low
29	32808009	RS-5	Residential Single Family, Medium Density	6.66	5	33	Above Moderate	RS-4	Residential Single Family, Medium Low Density		3.5	23	Above Moderate		-10	Above Moderate		
30	32818101	RS-5	Residential Single Family, Medium Density	0.31	5	2	Above Moderate	RS-4	Residential Single-Family, Medium Low Density		3.5	1	Above Moderate		-1	Above Moderate		
31	47902033	RM-1	Residential Multi-Family, Medium High Density	0.41	12	5	Moderate	CMX	Corridor/Center Mixed Use		16	7	Very Low/Low		-5	Moderate	7	Very Low/Low
32	47905001	RS-5	Residential Single Family, Medium Density	9.53	5	48	Above Moderate	NMX	Neighborhood Mixed Use		12	114	Moderate		-48	Above Moderate	114	Moderate
33	47703030S	RS-5	Residential Single Family, Medium Density	9.00	5	45	Above Moderate	RM-2	Residential Multi-Family, Urban Neighborhood	PI	16	144	Very Low/Low		-45	Above Moderate	144	Very Low/Low
	47703030S	RS-5	Residential Single Family, Medium Density	9.00	5	45	Above Moderate	CC	Commercial Community		0	0			-45	Above Moderate		
34	32808002	RM-2	Residential Multi-Family, Urban Neighborhood	9.88	16	158	Very Low/Low	RS-5	Residential Single-Family, Medium Density		5	49	Above Moderate		-158	Very Low/Low	49	Above Moderate
35	32808003	RM-2	Residential Multi-Family, Urban Neighborhood	4.74	16	76	Very Low/Low	RS-5	Residential Single-Family, Medium Density		5	24	Above Moderate		-76	Very Low/Low	24	Above Moderate
36	32808005	RS-5	Residential Single Family, Medium Density	19.68	5	98	Above Moderate	O	Office	PI	0	0	-		-98	Above Moderate		
37	32808003	RM-2	Residential Multi-Family, Urban Neighborhood	4.74	16	76	Very Low/Low	RM-1	Residential Multi-Family, Medium High Density	PR	12	57	Moderate		-76	Very Low/Low	57	Moderate

Total Acres: 230.80

Subtotal		Subtotal	
-908	Very Low/Low	1,165	Very Low/Low
-155	Moderate	209	Moderate
-737	Above Moderate	171	Above Moderate

Overall Changes to Housing Element Capacity based on SWFSP Plan Amendment and Rezone			
Total Change in Dwelling Units	Affordability	Zone District	
257	Very Low/Low	Residential Multi-Family, Urban Neighborhood (RM-2) and Community Mixed-Use (CMX)	
54	Moderate	Neighborhood Mixed Use (NMX) and Residential Multi-Family, Medium High Density	
-566	Above Moderate	Residential Single-Family, Medium Low Density (RS-4) and Medium Density (RS-5)	

In this category 301 units of Residential Multi-Family, High Density (RM-3) were lost