

Exhibit M
Housing Element Findings

HOUSING ELEMENT FINDINGS

Last Updated: July 14, 2022

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:

Criteria A: The reduction in residential densities on sites within the Housing Element inventory included in the proposed Development Permit and Planned Development is consistent with the goals and objectives of the Fresno General Plan and is consistent with the Housing Element.

Finding A: The proposed project is found to be consistent with the goals and objectives of the Fresno General Plan and is consistent with the Housing Element. While the Plan reduces overall housing capacity in the Plan Area, it establishes a transect model that is meant to relieve development pressure on the Sphere of Influence and to focus growth on transit-served corridors.

Criteria B: The remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584.

The capacity quantification and project impact for all income categories is as follows:

Above Moderate

Finding B.1: The 2013-2023 RHNA capacity for above moderate is proposed to be decreased by 53 units which will decrease the excess capacity from 5,581 to 5,528 units. The 2013-2023 RHNA obligation for above moderate is 10,116 units, and the total capacity remaining after the proposed increase is 15,644 units. As the remaining sites in this category are adequate, the Plan is consistent with the Housing Element for this category.

Moderate

Finding B.2: The 2013-2023 RHNA capacity for moderate is proposed to be increased by 1,625 units which will increase the excess capacity from 744 to 2,369 units. The 2013-2023 RHNA obligation for is 3,228 units and the total capacity remaining after the proposed increase is 5,597 units. As the remaining sites in this category are adequate, the Plan is consistent with the Housing Element for this category.

Very Low/Low

Finding B.3: The 2013-2023 RHNA capacity for very low/low is proposed to be decreased by 5,119 units which will decrease the excess capacity from 3,408 to -1,711 units. The 2013-2023 RHNA obligation for very low/low is 8,834 units and the total capacity remaining after the proposed decrease is 7,123 units.

This reduction will require the City to take action to add sufficient capacity back to meet the required level. Staff is in the process of identifying an adequate number of sites to restore the needed capacity and, in a subsequent action, will add these sites into the Housing Element Inventory.

2008-2013 RHNA

Finding B.4: The 2008-2013 RHNA total capacity has no changes proposed, therefore the remaining sites in this category are adequate and the Plan is consistent with the Housing Element for this category.

West Area Neighborhoods Specific Plan - Plan Amendment and Rezone Impacts to the Housing Element

Housing Element Sites								Proposed Zoning Changes					Impacts		
#	APN	Zone Code	Zoning Description	Acres	Density Used for Capacity	Minimum Capacity	Affordability Level	Zone Code	Zoning Description	Minimum Density	Minimum Capacity	Affordability Level	Gain or Loss of Very Low/Low Units	Gain or Loss of Moderate Units	Gain or Loss of Above Moderate Units
1	50506024	CMX	Corridor/Center Mixed Use	3.30	16	53	Very Low/Low	NMX	Neighborhood Mixed Use	12	40	Moderate	-53	40	0
2	51101257	RM-1	Residential Multi-Family, Medium High Density	1.87	12	22	Moderate	CG	Commercial General	0	0	-	0	-22	0
3	43305006	RM-1	Residential Multi-Family, Medium High Density	1.48	12	18	Moderate	ORPN	Open Space Neighborhood Park	0	0	-	0	-18	0
4	51124033	RM-1	Residential Multi-Family, Medium High Density	9.58	12	115	Moderate	RM-2	Residential Multi-Family, Urban Neighborhood	16	153	Very Low/Low	153	-115	0
5	51124036	RM-1	Residential Multi-Family, Medium High Density	0.62	12	7	Moderate	NMX	Neighborhood Mixed Use	12	7	Moderate	0	0	0
6	51124037	RM-1	Residential Multi-Family, Medium High Density	3.96	12	48	Moderate	NMX	Neighborhood Mixed Use	12	48	Moderate	0	0	0
7	51124037	RM-1	Residential Multi-Family, Medium High Density	4.51	12	54	Moderate	RM-2	Residential Multi-Family Urban Neighborhood	16	72	Very Low/Low	72	-54	0
8	50506066	RM-2	Residential Multi-Family, Urban Neighborhood	1.33	16	21	Very Low/Low	RS-4	Residential Medium Low Density	3.5	5	Above Moderate	-21	0	5
9	50506070	RM-2	Residential Multi-Family, Urban Neighborhood	0.45	16	7	Very Low/Low	RS-4	Residential Medium Low Density	3.5	2	Above Moderate	-7	0	2
10	50506074	RM-2	Residential Multi-Family, Urban Neighborhood	24.32	16	389	Very Low/Low	RS-4	Residential Medium Low Density	3.5	85	Above Moderate	-389	0	85
11	51102301	RM-2	Residential Multi-Family, Urban Neighborhood	14.57	16	233	Very Low/Low	RS-5	Residential Medium Density	5	73	Above Moderate	-233	0	73
12	51004003	RM-2	Residential Multi-Family, Urban Neighborhood	1.56	16	25	Very Low/Low	CMX	Corridor Center Mixed Use	16	25	Very Low/Low	0	0	0
13	51004004	RM-2	Residential Multi-Family, Urban Neighborhood	0.34	16	5	Very Low/Low	CMX	Corridor Center Mixed Use	16	5	Very Low/Low	0	0	0
14	51004007	RM-2	Residential Multi-Family, Urban Neighborhood	0.25	16	4	Very Low/Low	CMX	Corridor Center Mixed Use	16	4	Very Low/Low	0	0	0
15	51004008	RM-2	Residential Multi-Family, Urban Neighborhood	0.49	16	8	Very Low/Low	CMX	Corridor Center Mixed Use	16	8	Very Low/Low	0	0	0
16	51004009	RM-2	Residential Multi-Family, Urban Neighborhood	0.37	16	6	Very Low/Low	CMX	Corridor Center Mixed Use	16	6	Very Low/Low	0	0	0
17	51004011	RM-2	Residential Multi-Family, Urban Neighborhood	0.37	16	6	Very Low/Low	CMX	Corridor Center Mixed Use	16	6	Very Low/Low	0	0	0
18	51004013	RM-2	Residential Multi-Family, Urban Neighborhood	0.50	16	8	Very Low/Low	CMX	Corridor Center Mixed Use	16	8	Very Low/Low	0	0	0
19	51011005	RM-2	Residential Multi-Family, Urban Neighborhood	0.49	16	8	Very Low/Low	CMX	Corridor Center Mixed Use	16	8	Very Low/Low	0	0	0
20	51011006	RM-2	Residential Multi-Family, Urban Neighborhood	0.98	16	16	Very Low/Low	CMX	Corridor Center Mixed Use	16	16	Very Low/Low	0	0	0
21	51011008	RM-2	Residential Multi-Family, Urban Neighborhood	1.27	16	20	Very Low/Low	CMX	Corridor Center Mixed Use	16	20	Very Low/Low	0	0	0
22	51011009	RM-2	Residential Multi-Family, Urban Neighborhood	0.13	16	2	Very Low/Low	CMX	Corridor Center Mixed Use	16	2	Very Low/Low	0	0	0

West Area Neighborhoods Specific Plan - Plan Amendment and Rezone Impacts to the Housing Element

Housing Element Sites								Proposed Zoning Changes					Impacts		
#	APN	Zone Code	Zoning Description	Acres	Density Used for Capacity	Minimum Capacity	Affordability Level	Zone Code	Zoning Description	Minimum Density	Minimum Capacity	Affordability Level	Gain or Loss of Very Low/Low Units	Gain or Loss of Moderate Units	Gain or Loss of Above Moderate Units
23	51011020	RM-2	Residential Multi-Family, Urban Neighborhood	0.17	16	3	Very Low/Low	CMX	Corridor Center Mixed Use	16	3	Very Low/Low	0	0	0
24	51011024	RM-2	Residential Multi-Family, Urban Neighborhood	0.27	16	4	Very Low/Low	CMX	Corridor Center Mixed Use	16	4	Very Low/Low	0	0	0
25	51011025	RM-2	Residential Multi-Family, Urban Neighborhood	0.23	16	4	Very Low/Low	CMX	Corridor Center Mixed Use	16	4	Very Low/Low	0	0	0
26	51011029	RM-2	Residential Multi-Family, Urban Neighborhood	0.28	16	4	Very Low/Low	CMX	Corridor Center Mixed Use	16	4	Very Low/Low	0	0	0
27	51011030	RM-2	Residential Multi-Family, Urban Neighborhood	0.26	16	4	Very Low/Low	CMX	Corridor Center Mixed Use	16	4	Very Low/Low	0	0	0
28	51011031	RM-2	Residential Multi-Family, Urban Neighborhood	0.24	16	4	Very Low/Low	CMX	Corridor Center Mixed Use	16	4	Very Low/Low	0	0	0
29	51011032	RM-2	Residential Multi-Family, Urban Neighborhood	0.49	16	8	Very Low/Low	CMX	Corridor Center Mixed Use	16	8	Very Low/Low	0	0	0
30	51011033	RM-2	Residential Multi-Family, Urban Neighborhood	0.49	16	8	Very Low/Low	CMX	Corridor Center Mixed Use	16	8	Very Low/Low	0	0	0
31	51011034	RM-2	Residential Multi-Family, Urban Neighborhood	0.35	16	6	Very Low/Low	CMX	Corridor Center Mixed Use	16	6	Very Low/Low	0	0	0
32	51011035	RM-2	Residential Multi-Family, Urban Neighborhood	0.43	16	7	Very Low/Low	CMX	Corridor Center Mixed Use	16	7	Very Low/Low	0	0	0
33	51011037	RM-2	Residential Multi-Family, Urban Neighborhood	0.14	16	2	Very Low/Low	CMX	Corridor Center Mixed Use	16	2	Very Low/Low	0	0	0
34	51011040	RM-2	Residential Multi-Family, Urban Neighborhood	0.15	16	2	Very Low/Low	CMX	Corridor Center Mixed Use	16	2	Very Low/Low	0	0	0
35	51203031	RMX	Regional Mixed Use	1.67	30	50	Very Low/Low	CMX	Corridor Center Mixed Use	16	27	Very Low/Low	-23	0	0
36	51203038	RMX	Regional Mixed Use	1.02	30	31	Very Low/Low	CMX	Corridor Center Mixed Use	16	16	Very Low/Low	-15	0	0
37	51203052	RMX	Regional Mixed Use	0.71	30	21	Very Low/Low	CMX	Corridor Center Mixed Use	16	11	Very Low/Low	-10	0	0
38	51203082	RMX	Regional Mixed Use	10.57	30	317	Very Low/Low	CMX	Corridor Center Mixed Use	16	169	Very Low/Low	-148	0	0
39	50803004	RMX	Regional Mixed Use	5.56	30	167	Very Low/Low	NMX	Neighborhood Mixed Use	12	67	Moderate	-167	67	0
40	50803005	RMX	Regional Mixed Use	11.16	30	335	Very Low/Low	NMX	Neighborhood Mixed Use	12	134	Moderate	-335	134	0
41	31230032	RS-3	Residential Single Family, Low Density	0.20	0.2	0	Above Moderate	RS-5	Residential Medium Density	5	1	Above Moderate	0	0	1
42	51107410	RS-4	Residential Single Family, Medium Low Density	2.12	3.5	7	Above Moderate	RS-5	Residential Medium Density	5	11	Above Moderate	0	0	4
43	44207132	RS-4	Residential Single Family, Medium Low Density	2.07	3.5	7	Above Moderate	RS-5	Residential Medium Density	5	10	Above Moderate	0	0	3
44	44207149	RS-4	Residential Single Family, Medium Low Density	2.28	3.5	8	Above Moderate	RS-5	Residential Medium Density	5	11	Above Moderate	0	0	3

West Area Neighborhoods Specific Plan - Plan Amendment and Rezone Impacts to the Housing Element

Housing Element Sites								Proposed Zoning Changes					Impacts		
#	APN	Zone Code	Zoning Description	Acres	Density Used for Capacity	Minimum Capacity	Affordability Level	Zone Code	Zoning Description	Minimum Density	Minimum Capacity	Affordability Level	Gain or Loss of Very Low/Low Units	Gain or Loss of Moderate Units	Gain or Loss of Above Moderate Units
45	44204002	RS-5	Residential Single Family, Medium Density	9.70	5	48	Above Moderate	RM-1	Residential Medium High Density	12	116	Moderate	0	116	-48
46	44204018	RS-5	Residential Single Family, Medium Density	2.20	5	11	Above Moderate	RM-2	Residential Medium High Density	12	26	Moderate	0	26	-11
47	43305006	RS-5	Residential Single Family, Medium Density	1.07	5	5	Above Moderate	ORPN	Open Space Neighborhood Park	0	0	-	0	0	-5
48	51117120	RS-5	Residential Single Family, Medium Density	4.94	5	25	Above Moderate	RM-1	Residential Medium High Density	12	59	Moderate	0	59	-25
49	50507005S	RS-5	Residential Single Family, Medium Density	1.14	5	6	Above Moderate	NMX	Neighborhood Mixed Use	12	14	Moderate	0	14	-6
50	50507006S	RS-5	Residential Single Family, Medium Density	1.37	5	7	Above Moderate	NMX	Neighborhood Mixed Use	12	16	Moderate	0	16	-7
51	50507042S	RS-5	Residential Single Family, Medium Density	1.15	5	6	Above Moderate	NMX	Neighborhood Mixed Use	12	14	Moderate	0	14	-6
52	51002244	RS-5	Residential Single Family, Medium Density	0.88	5	4	Above Moderate	RM-3	Residential High Density	30	26	Very Low/Low	26	0	-4
53	51101107	RS-5	Residential Single Family, Medium Density	4.93	5	25	Above Moderate	O	Employment Office	0	0	-	0	0	-25
54	51101107	RS-5	Residential Single Family, Medium Density	4.84	5	25	Above Moderate	RS-5	Residential Medium Density	5	24	Above Moderate	0	0	-1
55	50506068	CMX	Corridor/Center Mixed Use	5.15	16	82	Very Low/Low	NMX	Neighborhood Mixed Use	12	62	Moderate	-82	62	0
56	50506017	CMX	Corridor/Center Mixed Use	20.31	16	325	Very Low/Low	NMX	Neighborhood Mixed Use	12	244	Moderate	-325	244	0
57	50506039	CMX	Corridor/Center Mixed Use	0.85	16	14	Very Low/Low	NMX	Neighborhood Mixed Use	12	10	Moderate	-14	10	0
58	50506040	CMX	Corridor/Center Mixed Use	14.31	16	229	Very Low/Low	NMX	Neighborhood Mixed Use	12	172	Moderate	-229	172	0
59	50506067	CMX	Corridor/Center Mixed Use	9.20	16	147	Very Low/Low	NMX	Neighborhood Mixed Use	12	110	Moderate	-147	110	0
60	50803014	CMX	Corridor/Center Mixed Use	22.38	16	358	Very Low/Low	NMX	Neighborhood Mixed Use	12	269	Moderate	-358	269	0
61	51204317S	RM-2	Residential Multi-Family, Urban Neighborhood	22.57	16	361	Very Low/Low	RS-4	Residential Medium Low	3.5	79	Above Moderate	-361	0	79
62	51204318	RM-2	Residential Multi-Family, Urban Neighborhood	4.96	16	79	Very Low/Low	RS-4	Residential Medium Low	3.5	17	Above Moderate	-79	0	17
63	51204319	RM-2	Residential Multi-Family, Urban Neighborhood	4.95	16	79	Very Low/Low	RS-4	Residential Medium Low	3.5	17	Above Moderate	-79	0	17
64	50508029S	RM-2	Residential Multi-Family, Urban Neighborhood	11.92	16	191	Very Low/Low	RS-4	Residential Medium Low	3.5	42	Above Moderate	-191	0	42
65	50506007	RMX	Regional Mixed Use	27.69	30	831	Very Low/Low	RS-5	Residential Medium Density	5	138	Above Moderate	-831	0	138
66	50506007	RMX	Regional Mixed Use	2.75	30	83	Very Low/Low	NMX	Neighborhood Mixed Use	12	33	Moderate	-83	33	0

West Area Neighborhoods Specific Plan - Plan Amendment and Rezone Impacts to the Housing Element

Housing Element Sites								Proposed Zoning Changes					Impacts		
#	APN	Zone Code	Zoning Description	Acres	Density Used for Capacity	Minimum Capacity	Affordability Level	Zone Code	Zoning Description	Minimum Density	Minimum Capacity	Affordability Level	Gain or Loss of Very Low/Low Units	Gain or Loss of Moderate Units	Gain or Loss of Above Moderate Units
67	50506016S	RMX	Regional Mixed Use	2.31	30	69	Very Low/Low	RS-5	Residential Medium Density	5	12	Above Moderate	-69	0	12
68	50506016S	RMX	Regional Mixed Use	12.26	30	368	Very Low/Low	NMX	Neighborhood Mixed Use	12	147	Moderate	-368	147	0
69	50506019	RMX	Regional Mixed Use	16.52	30	496	Very Low/Low	NMX	Neighborhood Mixed Use	12	198	Moderate	-496	198	0
70	50506036	RMX	Regional Mixed Use	2.34	30	70	Very Low/Low	NMX	Neighborhood Mixed Use	12	28	Moderate	-70	28	0
71	50506037	RMX	Regional Mixed Use	3.93	30	118	Very Low/Low	NMX	Neighborhood Mixed Use	12	47	Moderate	-118	47	0
72	50506038	RMX	Regional Mixed Use	2.30	30	69	Very Low/Low	NMX	Neighborhood Mixed Use	12	28	Moderate	-69	28	0
73	44207123	RS-4	Residential Single Family, Medium Low Density	4.71	4	16	Above Moderate	RS-5	Residential Medium Density	5	24	Above Moderate	0	0	8
74	51204323	RS-5	Residential Single Family, Medium Density	28.69	5	143	Above Moderate	RS-4	Residential Medium Low Density	3.5	100	Above Moderate	0	0	-43
75	51204324	RS-5	Residential Single Family, Medium Density	4.78	5	24	Above Moderate	RS-4	Residential Medium Low Density	3.5	17	Above Moderate	0	0	-7
76	51204325	RS-5	Residential Single Family, Medium Density	4.78	5	24	Above Moderate	RS-4	Residential Medium Low Density	3.5	17	Above Moderate	0	0	-7
77	51204326	RS-5	Residential Single Family, Medium Density	40.94	5	205	Above Moderate	RS-4	Residential Medium Low Density	3.5	143	Above Moderate	0	0	-62
78	51204328	RS-5	Residential Single Family, Medium Density	19.11	5	96	Above Moderate	RS-4	Residential Medium Low Density	3.5	67	Above Moderate	0	0	-29
79	51204329T	RS-5	Residential Single Family, Medium Density	19.11	5	96	Above Moderate	obp	Open Space Ponding Basin	0	0	-	0	0	-96
80	51204312S	RS-5	Residential Single Family, Medium Density	19.12	5	96	Above Moderate	RS-4	Residential Medium Low Density	3.5	67	Above Moderate	0	0	-29
81	51204313S	RS-5	Residential Single Family, Medium Density	19.13	5	96	Above Moderate	RS-4	Residential Medium Low Density	3.5	67	Above Moderate	0	0	-29
82	51204314	RS-5	Residential Single Family, Medium Density	19.14	5	96	Above Moderate	RS-4	Residential Medium Low Density	3.5	67	Above Moderate	0	0	-29
83	51204315	RS-5	Residential Single Family, Medium Density	9.57	5	48	Above Moderate	RS-4	Residential Medium Low Density	3.5	33	Above Moderate	0	0	-15
84	51204316	RS-5	Residential Single Family, Medium Density	9.57	5	48	Above Moderate	RS-4	Residential Medium Low Density	3.5	34	Above Moderate	0	0	-14
85	51204317S	RS-5	Residential Single Family, Medium Density	5.79	5	29	Above Moderate	RS-4	Residential Medium Low Density	3.5	20	Above Moderate	0	0	-9
86	51204318	RS-5	Residential Single Family, Medium Density	4.61	5	23	Above Moderate	RS-4	Residential Medium Low Density	3.5	16	Above Moderate	0	0	-7
87	51204319	RS-5	Residential Single Family, Medium Density	4.62	5	23	Above Moderate	RS-4	Residential Medium Low Density	3.5	16	Above Moderate	0	0	-7
88	51204320	RS-5	Residential Single Family, Medium Density	4.63	5	23	Above Moderate	RS-4	Residential Medium Low Density	3.5	16	Above Moderate	0	0	-7

Housing Element Sites								Proposed Zoning Changes					Impacts		
#	APN	Zone Code	Zoning Description	Acres	Density Used for Capacity	Minimum Capacity	Affordability Level	Zone Code	Zoning Description	Minimum Density	Minimum Capacity	Affordability Level	Gain or Loss of Very Low/Low Units	Gain or Loss of Moderate Units	Gain or Loss of Above Moderate Units
89	51204321	RS-5	Residential Single Family, Medium Density	4.64	5	23	Above Moderate	RS-4	Residential Medium Low Density	3.5	16	Above Moderate	0	0	-7
90	51204322	RS-5	Residential Single Family, Medium Density	4.65	5	23	Above Moderate	RS-4	Residential Medium Low Density	3.5	16	Above Moderate	0	0	-7
Housing Element Capacity based on WANSP Plan Amendment & Rezone													Total Gains/Losses		
Very Low/Low			-1711										-5119	1625	-53
Moderate			2369												
Above Moderate			5528												