

Exhibit G

HOUSING ELEMENT FINDINGS

Findings per California Government Code Section 65863	
<i>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.</i>	
<i>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; and</i>	
Finding a:	<i>The reduction in residential densities on sites within the Housing Element inventory included in the proposed Planned Development is consistent with the goals and objectives of the Fresno General Plan and are as noted in the related Planning Commission dated April 17, 2019. Additionally, the project is consistent with the Housing Element in that the project is developing at the higher end of both the Medium Low and Medium Density Residential planned land use designations and implements various policies of the Fresno General Plan.</i>
<i>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 for all income categories is as follows:</i>	
Finding b:	
	<i>i) The 2013-2023 RHNA capacity for very low/low has no changes proposed.</i>
	<i>ii) The 2013-2023 RHNA capacity for moderate has no changes proposed.</i>
	<i>iii) The 2013-2023 RHNA capacity for above moderate is proposed to be increased by 51 units which will increase the surplus from 4,370 to 4,421. The 2013-2023 RHNA obligation for above moderate is 10,116, and the total capacity after the proposed increase is 14,537.</i>
	<i>iv) The 2008-2013 RHNA total capacity has no changes proposed.</i>