

EXHIBIT K

HOUSING ELEMENT FINDINGS

Last Updated: May 23, 2023

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 Plan Amendment and Rezone 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.

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 89 units. The 2013-2023 RHNA obligation for above moderate is 10,116 and the existing surplus capacity is 5,187. The sites in this category are adequate and 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 214 units. The sites in this category are adequate and 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 22 units. The 2013-2023 RHNA obligation for low/very low is 8,834 units and the existing surplus capacity is 6,340 units, including rollover capacity. The sites in this category are adequate and the Plan is consistent with the Housing Element for this category.

2008-2013 RHNA

Finding B.4: The sites in this category are adequate and the Plan is consistent with the Housing Element for this category.