11 HOUSING ELEMENT CONSISTENCY CHAPTER

The purpose of the Housing Element Consistency Chapter is to provide residents, public officials, and the general public with an understanding of the city's housing needs and the goals, policies and programs that have been developed to help meet those needs and how they are consistent with other policies of this General Plan. The Housing Element, included as Appendix B, provides analysis of i) the city's existing, projected and special housing needs; ii) a land inventory for residential development; iii) household characteristics; iv) adequate sites to provide for the needs of households at all income levels; v) governmental and nongovernmental constraints; and vi) a statement of the communities' goals, polices, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

11.1 CONTEXT

The Housing Element is one of the State-mandated elements of the General Plan. Unlike other required elements, the Housing Element has a review process and implementation program distinct from the other portions of the General Plan. State housing law required the City to update and adopt its fourth revision to the Housing Element by June of 2008. The next comprehensive Housing Element update is not required until 18 months after the Fresno Council of Governments adopts the 2014 Regional Transportation Plan (RTP) with the Sustainable Communities Strategy (SCS), which occurred in June 2014. This General Plan is scheduled to be adopted before the next revision is due; therefore, it is prudent to wait on updating the City's Housing Element until the new RTP and SCS have been adopted and the new Regional Housing Needs Allocations (RHNA) for the County of Fresno are finalized.

The Housing Element that was adopted in 2008 must be consistent with the General Plan to maintain internal consistency, as required by State law. The purpose of this element is to provide the necessary information to demonstrate consistency between the General Plan and the adopted Housing Element. This General Plan, therefore, does not include an update to the Housing Element; instead, the goals, objectives, and policies of the updated elements have been drafted to be consistent with and support implementation of the adopted Housing Element.

The City's adopted Housing Element contains goals, policies and implementation measures similar to the other elements of the General Plan. The adopted Housing Element, due to its size, is included as an Appendix and is a fully incorporated part of the General Plan. It contains technical background information to support the policies, standards, and implementation measures noted in this Housing Element Consistency Chapter. The adopted Housing Element and this Consistency Chapter jointly comprise the Housing Element for the purposes of the General Plan.

This section of the General Plan provides a consistency matrix showing how the General Plan implements the requirements of the Housing Element. In addition, matrices are used to translate references, terms and citations used in the General Plan with those used in the adopted Housing Element to clarify any changes in terminology. For example, the "Planning and Development Department" used in the adopted Housing Element has the equivalent meaning of "Development and Resource Management Department" when used in other elements of this General Plan. Likewise, this element provides matrices for comparing the current zoning districts with the proposed citywide and Downtown zoning districts, as well as allowed housing types and their development standards.

Relationship to Updated General Plan Goals

The Housing Element supports the following General Plan goals:

3.   Emphasize conservation, successful adaptation to climate and changing resource conditions, and performance effectiveness in the use of energy, water, land, buildings, natural resources, and fiscal resources required for the long-term sustainability of Fresno.

7.   Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.

8.   Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

        Intentionally plan for Complete Neighborhoods as an outcome and not a collection of subdivisions which do not result in Complete Neighborhoods.

9.   Promote a city of healthy communities and improve quality of life in established neighborhoods.

        Emphasize supporting established neighborhoods in Fresno with safe, well maintained, and accessible streets, public utilities, education and job training, proximity to jobs, retail services, health care, affordable housing, youth development opportunities, open space and parks, transportation options, and opportunities for home grown businesses.

10.   Emphasize increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno.

        Greater densities can be achieved through encouragement, infrastructure and incentives for infill and revitalization along major corridors and in Activity Centers.

11.2   CONSISTENCY WITH REGIONAL HOUSING NEEDS ALLOCATION PLAN

As noted in the adopted Housing Element[1], the 2007 Fresno County RHNA Plan assigned the City a proportional share of the area's housing needs. Specifically, the City's 2007 RHNA identified a need for approximately 20,967 units for the 2008-2013

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[1] Can be found at www.fresno.gov

as amended planning period, and when the previous unmet need of 273 units is added, the total unmet need is 21,240 units. The dwelling unit capacity identified in the adopted Housing Element inventory is 25,210, which exceeds the unmet need by 3,070 dwelling units. Amendment 1 to the adopted Housing Element identified an additional capacity of 13,357 dwelling units through the rezoning of approximately 500 acres of vacant land to the R-2 or R-3 zoning districts and approximately 200 acres of vacant land to the R-3 or R-4 zoning districts.[2]

The City has reviewed the number of potential dwelling units allowable in the land use designations proposed by this General Plan and concluded a dwelling unit capacity of 38,835 within the Planning Area.[3] This exceeds the RHNA unmet need by 17,595 dwelling units and identified capacity in the adopted Housing Element by 268 dwelling units, demonstrating how the General Plan's land use designations are not inconsistent with adopted Housing Element's goals, policies and programs related to the City's RHNA and the provision of sufficient housing units to meet the city's housing needs. A comparison of these numbers is illustrated below in Table 11-1: Plan Housing Capacity Comparison. Table 11-2: General Plan Capacity by Land Use Designation breaks down the dwelling units by Land Use Designation.

TABLE 11-1: PLAN HOUSING CAPACITY COMPARISON			
Plan/Program	Plan Housing Capacity (Dwelling Units)		
	General Plan (GP)	2008-13 Housing Element (HE)	GP – HE Differential
Plan Capacity	38,835	25,210	13,625
Housing Element Amendment I		13,357	
Total Plan Capacity	38,835	38,567	268
2007 RHNA Unmet Need	21,240	21,240	
Excess Capacity Over RHNA	17,595	17,327	268

Source: City of Fresno, 2014.

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[2] Housing Element 2008-2013 Amendment 1.

[3] Based on potential of vacant land, when fully built out according to the General Plan Land Use designation density.

TABLE 11-2: GENERAL PLAN CAPACITY BY PROPOSED LAND USE DESIGNATION		
General Plan Land Use	Dwelling Units	Density: Calculated/ Range
Corridor/Center Mixed Use	2,559	20 units/ac @Min. 40% Resd.
Neighborhood Mixed Use	97	14 units/ac @Min. 50% Resd.
Regional Mixed Use	968	34 units/ac @Min. 30% Resd.
Residential/ High Density	3,773	34 units/ac 30-45 du/ac
Residential/ Urban Neighborhood	7,334	20 units/ac 16-30 du/ac
Residential/ Medium High Density	5,975	14 units/ac 12-16 du/ac
Residential/ Medium Density	10,500	6.5 units/ac 5-12 du/ac
Residential/ Medium Low Density	3,344	4 units/ac 3.5-6 du/ac
Residential/ Low Density	588	1.5 units/ac 1-3.5 du/ac
The Downtown Planning Area	3,697	
Total	**38,835**	

Source: City of Fresno, 2014.

11.3 CONSISTENCY MATRIX

The General Plan is a high-level planning document that expresses the community's development goals and embodies public policy relative to the distribution of future land uses. Its purpose is not to provide a progress report on the implementation of the adopted Housing Element, as this is subject to a separate process and timelines.[4] Instead, the purpose of Table 11-3; Consistency Matrix is to provide an overview of how the General Plan's goals, objectives, and implementation policies are not inconsistent with the adopted 2008-2013 Housing Element; specific details can be found throughout the General Plan. These requirements are in addition to the goals, policies, and programs of the adopted Housing Element incorporated into this General Plan. To the extent a particular program of the adopted Housing Element may include a non-policy issue, such as the progress on taking a certain action, it is not required to be addressed in the General Plan and may be identified as "N/A."

TABLE 11-3: CONSISTENCY MATRIX	
Goals, Policies and Programs of the Housing Element	General Plan Consistency
Goal 1 – General Plan Implementation	
Policy 1.1 – Continue the Housing Support Activities of the City and RDA	The General Plan is not inconsistent with this Policy. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the

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[4] For the status of program implementation for the adopted Housing Element, please refer to separate updates provided in the Annual Element Progress Reports, which can be found at www.fresno.gov.

	Redevelopment Agency of the City of Fresno. Housing activities are supported by the General Plan as noted in the Programs. For example: Objective LU-5, Objective HC-2 and Objective HC-3.
Program 1.1.1 –Implementation of General Plan Policies (affordable housing policies and policies for compact and mixed use development)	The General Plan is not inconsistent with the affordable housing policies and policies for compact and mixed use development in this program. Examples include: Creates a range of housing opportunities and choices. See General Plan Goals 7, 8 and 10; Objectives HC-3, UF-1, LU-2 and LU-5; Policies HC-3-a, UF-1-a, and UF-1-d. Creates walkable neighborhoods. See General Plan Goals 8, 9, 10, and 14; Objectives HC-2, D-4; UF-13, UF-14, MT-5; Policies HC-2-a, HC-2-c, HC-2-d, HC-2-e, HC-6-a, MT-6-g , UF-12-a, UF 14-b and UF-14-c. Recognizes mixed land uses, including Corridor/Center Mixed Use, Regional Mixed Use and Neighborhood Mixed-Use. See General Plan Goals 7 and 8; Objective UF-12; Policies UF-12-d, UF-12-f, LU-3-b; and Figure LU-1 (Land Use Diagram). Takes advantage of compact building designs. See General Plan Goal 10, Objective LU-2, Policies LU-1-c, LU-1-e, LU-2-a, LU-2-b, LU-2-c, LU-3-b, LU-3-c, LU-5-e, LU-5-f, and UF-12-b. Policy LU-3-b explicitly encourages development of mixed-use urban corridors, with other policies supporting infill and higher density, compact development. Additionally, the General Plan is implemented through an updated Development Code, which allows housing to take advantage of compact building designs. It will provide considerable additional opportunities for medium-high (12 to 16 dwelling units per acre), urban neighborhood densities (16 to 30 units per acre) and high density (30 to 45 dwelling units per acre) residential development in close proximity to public transit and employment opportunities. Compact building designs are contemplated to accommodate for these greater densities. Additionally, the adoption of a comprehensive update of the Development Code is part of the implementation of this General Plan. Form-based codes are anticipated for the Downtown Planning Area as part of the pending community and Specific Plans for that area. This General Plan provides a land use plan for SEDA. See Figure LU-1 (Land Use Diagram)
Program 1.1.2 – One Stop Processing	The General Plan is not inconsistent with this program. This Program has been incorporated into the General Plan, which promotes streamlining of applications, etc. For examples, see Goal 1 commentary, Goal 13; Objective LU-5; Policies D-4-a, LU-2-b, LU-2-f, and RC-1-c. The MEIR will also allow for streamlining for certain environmental review, and the adoption of a comprehensively updated Development Code (including the streamlining of permit approval) is

	part of the implementation of this General Plan. Finally, Policy LU-4-c takes this a step further by creating an interagency housing task force to further synchronize programs and to further develop a coordinated affordable housing plan.
Program 1.1.3 – Reduced Housing Costs	N/A. Nevertheless, the General Plan is not inconsistent with this program, as this Program has been incorporated into the General Plan, which promotes reduced housing costs. For examples, see Goals 7, 8 and 9; Objectives LU-4, LU-5, HC-3; Implementing Policies LU-2-b, LU-2-c, LU-2-d, LU-4-b, LU-4-c, LU-5-e, LU-5-f, HC-3-c, HC-3-d.
Program 1.1.4 – Institutional Barriers	There were no institutional barriers identified during the last reporting period. However, even if any institutional barriers were identified, the General Plan will update land use policies, ordinances, and procedures to fully address such issues. See also Tables 3-1 and 3-2 (standards for density and development intensity) and Objective LU-5.
Program 1.1.5 – Complaint Referral	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. Policy HC-1-a supports implementation of this Program, including continuing compliance, information dissemination, and referral services through neighborhood associations. Objective HC-4 and Implementing Policies HC-4-c and HC-4-d support code enforcement and resolution of landlord/tenant issues.
Program 1.1.6 – Support of Current Law	The General Plan is not inconsistent with this program. See Objective LU-5. The City has been contributing financial support to the FHCCC; for example, see also HC-3-c and related commentary.
Program 1.1.7 – Fresno Green	The General Plan is not inconsistent with this program and will assist implementation of the Fresno Green program. For example, see Goals 3, 4, 9 and 16; Implementing Objectives LU-5 and HCR-3, RC-4, RC-5, RC-8, HC-2, HC-3; supporting policies RC-5-c, HC-2-e, HC-3-f and UF-12-g. Most of the objectives and programs that support these strategies are embedded throughout the General Plan, particularly in the implementing policies of the Resource Conservation Element. See also Resource Conservation and Resilience narrative entitled "Fresno Green – The City of Fresno's Strategy for Achieving Sustainability."
Program 1.1.8 – Funding Energy Saving Improvements	The General Plan is not inconsistent with this program. The General Plan promotes incentives for energy efficient improvements. For example, see Goal 3; Objectives LU-1, LU-5, RC-8, HCR-3, and Policies RC-5-c, RC-8-c, RC-8-d, and HC-3-d.
Goal 2 – New Construction of Affordable Housing	
Policy 2.1 New Construction	The General Plan is not inconsistent with this program. As discussed above in the narrative, the Regional Housing Needs Allocation (RHNA) identified a need for approximately 20,967 units

	for the 2008-2013 planning period. The number of potential dwelling units allowable in the land use designations proposed by the General Plan, and by zoning in the updated Development Code meet and exceed this amount. Details can be found throughout the General Plan, including increased density and development intensity (such as Table 3-1 and Table 3-2) and infill/growth area construction (Objectives UF-1, UF-12, UF-13, LU-2, LU-4, and LU-5 and supporting Policies).
Program 2.1.1 – Land Demand	The General Plan is not inconsistent with this program. Land use designations are designed to accommodate population growth through 2035, and zoning is consistent with this planned growth. Policies focus on supporting and encouraging infill development to make better use of underutilized lots such as providing infrastructure (LU-2-d) or other incentives (LU-2-c) to make infill more feasible and attractive to the development community. For example, see Objectives UF-12, UF-13, LU-2, LU-5; Policies UF-12-a, UF-12-b, UF-13-a, LU-1-e, LU-1-f, ED-1-d and ED-1-e.
Program 2.1.2 – Reduction in Density	The General Plan is not inconsistent with this program and will continue to comply with State law regarding density reduction. The General Plan allows an overall increase in residential density and development intensity as compared to the 2025 General Plan. (See Goal 8 and 10, Tables 3-1 and 3-2) As such, under this General Plan the City will more than exceed its fair housing obligation and there will be no net loss of residential capacity.
Program 2.1.3 – Central Community Plan Area Housing	Even though Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency, Program 2.1.3 references the Central Community Plan for the limited purpose of identifying specific geographical regions. As such, the boundaries are still applicable for the purposes of the Program. The General Plan is not inconsistent with this program. For example, see Commentary to Goal 1, Goal 13; Objective LU-5; Policies LU-1-d, LU-2-a, LU-2-b, RC-1-c and D-4-a. Additionally, the MEIR will also allow for a streamlined process for certain environmental review. The adoption of a comprehensively updated Development Code (including the streamlining of permit approval) is part of the implementation of this Plan. (See Resource Conservation and Resilience Element narrative including "CEQA Tiering and Streamlining Analysis of Greenhouse Gas Emissions.") Further, the General Plan anticipates community plans and Specific Plans will be approved for the revitalization and continued development of the Downtown neighborhoods, and contemplates adoption of zoning districts specific to the Downtown which

	will support and streamline the infill process. For example, see Objective LU-3; Policy LU-3-a.
Program 2.1.4 – Inner City Residential Development	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 2 and LU-5. Additionally, infill development is a significant component of the General Plan. For examples, see Goals 2 and 10; Objectives UF-5, UF-12, LU-2, LU-4, LU-9; Policies PU-4-b, ED-1-d, ED-3-f, POSS-1-d, NS-1-p, HCR-3-c, RC-2-a, RC-2-b, MT-2-c, UF-1-a, UF-12-f, LU-1-d, LU-2-a, LU-2-b, LU-2-c, LU-2-d, LU-2-e, LU-2-f. Also see Urban Form Element narrative on "Infill Development," Infill Development Act, and Land Use Diagram Figure LU-1.
Program 2.1.5 – Other Infill Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5. Other infill housing is also a significant component of the General Plan, as is affordable housing. See discussion at Program 2.1.4; Goals 7, 8 and 9; Objectives HC-3, LU-4; Policies HC-3-a, HC-3-c, HC-3-d, LU-2-b, LU-2-c LU-4-c, LU-5-e, LU-5-f, LU-5-h, and LU-5-i; Healthy Communities Element narrative "Safe and Affordable Housing."
Program 2.1.6 – Multi-Family Land Supply	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and the updated Development Code. The General Plan expands the amount of available supply of land designated for multi-family residential uses. (See Land Use Diagram, Figure LU-1) Finally, the General Plan also supports large-scale rezones to promote consistency with its land use designations, including zoned districts for multi-family uses.
Program 2.1.6A – Facilitate the Development of Multi-Family Housing Affordable to Lower Income Households	The General Plan is not inconsistent with this program. The proposed land use changes in the General Plan provide for a total of 38,835 additional dwelling units, which exceeds the 38,469 additional dwelling units identified by the rezoning under this program (Rezone 500 acres of vacant land to the R-2 or R-3 zoning district at a minimum of 20 units per acre and rezone 200 acres of vacant land to R-3 or R-4 zoning district at a minimum of 38 units per acre).[5] The increased density throughout various locations in the city and conversion of commercially zoned land to mixed use districts provides for this increased capacity consistent with this program. This additional housing, outside the Downtown Planning Area, is distributed within the land use categories and densities shown in Tables 3-1 and 3-2 along with the total units for the Downtown Planning Area. The Development Code update also allows for second dwelling units as a permitted use and will

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[5] Housing Element 2008-2013 Amendment 1.

	assist with providing additional affordable housing to lower income households. See also Objective LU-5 and Implementing Policy LU-5-f. Any remaining actions are N/A.
Program 2.1.7 – Increase Housing Yields	N/A. Nevertheless, the General Plan is not inconsistent with this program. The General Plan and Development Code are prepared consistent with State law. The General Plan is increasing density to increase housing yield per acre. Also see Goal 8, Objectives LU-2, LU-4, LU-5, and MT-8. The Development Code Update further promotes streamlining and/or eliminating some discretionary permits to remove governmental constraints to accomplish increased housing yields.
Program 2.1.7A – Maximum Density	The General Plan is not inconsistent with this program. See Goal 8, Objectives LU-2, LU-4, LU-5, D-3 to create green streets, MT-2 to make efficient use of the existing transportation system, and MT-8. Also LU-1-a to encourage new development and infill in the Downtown, along BRT corridors, and on vacant land within the City Limits (boundary as of December 31, 2012). Allowable residential densities per acre have been increased, which allows for increased housing yields. See Tables 3-1 and 3-2. The General Plan also supports large-scale rezones to promote consistency with its land use designations, including Residential use classifications. Any remaining actions are N/A.
Program 2.1.8 – Mixed-Use Zoning	The General Plan is not inconsistent with this program. Mixed use is a recognized and promoted land use. (See Tables 3-1 and 3-2) The Urban Form, Land Use, and Design Element, as well as the Development Code update, provide design standards for Activity Centers and transit corridors. (For examples, see Urban Form, Land Use, and Design Element narrative entitled "Major Strategic Directions for Future Growth" and "BRT Corridors & Centers;" Figure UF-1; Objective LU-5; Policies UF-1-a, UF-1-c, UF-12-b through UF-12-f, LU-5-f, LU-6-d, LU-9-b through LU-9-d, D-1-b and D-2-a.) The General Plan also supports a form-based zoning code update for the Downtown Planning Area as a component of the Development Code.
Program 2.1.9 – Farmworker Housing Funding and Development	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5, and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.10 – Emergency Shelter Grant Allocations	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy HC-2-b.
Program 2.1.11 – Zoning for Emergency and Homeless Shelters	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and implementing policy HC-2-b.
Program 2.1.12 – Zoning for Special Needs Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5; implementing policy HC-2-a, LU-5-i.

Program 2.1.13 – Transitional and Supportive Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2 and LU-5 and implementing policies LU-4-c and HC-2-b and HC-3-c.
Program 2.1.14 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program, allowing Limited Residential Care in all residential zones as a permitted use and General Residential Care with a Conditional Use Permit in most residential districts (See Table 11-7).
Program 2.1.15 – Very-Low Income Large Family Single and Multi-Family Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and Implementing Policies LU-2-b, LU-2-d and LU-4-c.
Program 2.1.16 – Extremely Low, Very Low, and Low-Income Senior Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.17 – Other Extremely Low and Very Low-Income Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program by allowing second dwelling units in all single family residential zones as a permitted use.
Program 2.1.18 – Inclusionary and Alternative Housing Policy Programs	The General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. In addition, see Objective LU-5 and Implementing Policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.19 –Proposition 1C Program	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5; implementing policy LU-4-c.
Program 2.1.20 – Strengthening Partnerships with Affordable Housing Developers	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno,

	and the Successor Agency to the Redevelopment Agency of the City of Fresno.
Program 2.1.21 – Zoning for Agricultural Employees (Farmworker) Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.22 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-4-c and HC-2-b. The Development Code update also addresses this program.
Goal 3 – Housing Rehabilitation, Acquisition and Neighborhood Improvements	
Policy 3.1 – Neighborhood Revitalization	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. See Goal 7, 8, and 9; also Objective LU-5.
Program 3.1.1 – Comprehensive Code Enforcement	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-4 and LU-5, and Implementing Policies LU-4-a, LU-4-b, and LU-4-c. All demonstrate the General Plan's support for this program.
Program 3.1.2 – Neighborhood Infrastructure	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9; Objective LU-1, LU-4, LU-5, LU-11, MT-5, and UF-6; also Implementing Policy LU-1-a, LU-4-bMT-5-a, and MT-5-b.
Program 3.1.3 –Public Utilities Sewer and Water Deficiencies	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Objectives LU-1 and LU-5, and Implementing Policies LU-1-a, LU-11, and UF-6.
Program 3.1.4 – Enhanced Police Service to High-Crime Neighborhoods	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Implementing Objectives LU-5, PU-1, and Implementing Policies PU-1-a and PU-1-g.
Policy 3.2 – Housing Rehabilitation, Replacement and Home Buyer Assistance	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c. They all support this policy and its subsequent Programs; 3.2.1, 3.2.2, 3.2.3, 3.2.4, and 3.2.5.
Program 3.2.1 – Housing Rehabilitation	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes

	and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.
Program 3.2.2 – Housing Replacement	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.
Program 3.2.3 – Home Buyer Assistance	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.
Program 3.2.4 – Redevelopment Housing Sites	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, LU-2-b, LU-4-b, and LU-4-c.
Program 3.2.5 – Comprehensive Housing Quality Survey and Upgrade Geographic Information System (GIS)	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno,

	and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b.
Goal 4 – Redevelopment and Relocation	
Policy 4.1 – Preservation of Affordability of At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with this policy. See Goal 7 and Goal 9; also, Objectives LU-2 and LU-5; and Implementing Policies LU-2-b, LU-5-e, and LU-5-f; and comments below.
Program 4.1.1 – At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c.
Program 4.1.2 – Prevention and Alleviating Foreclosures	N/A. Nevertheless, the General Plan is not inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-4-a, LU-4-b, and LU-4-c.
Policy 4.2 – Relocation of Residents	N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5.
Program 4.2.1 – Provide Relocation Services as Needed	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5.
Policy 4.3 -Accountability	N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5.
Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.
Program 4.3.2 – Citywide Public Services Processing for Affordable Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.

Source: City of Fresno, 2014-15.

Equivalency Matrix for Terms & Zoning

The Term Equivalency Matrix, below in Table 11-4, translates references, terms, and citations used in the rest of the General Plan with those used by the adopted Housing Element. This section also includes matrices for equivalency between the zoning referenced in the current Housing Element and the new zoning districts allowing residential development and Downtown planning area zoning (Tables 11-5 and 11-6). Upon adoption of the updated Development Code, it is anticipated commercial and office zoned lands suitable for residential will be rezoned to a mixed-use district that will allow for both residential and commercial/office uses, increasing the amount of available property for residential use compared to the existing conditions under the 2025 General Plan and zoning.

TABLE 11 4: TERM EQUIVALENCY MATRIX	
Term Used in Adopted Housing Element	Equivalent Use in General Plan
Planning and Development Department	Development and Resource Management Department
Redevelopment Agency of the City of Fresno (RDA)	The function of the RDA is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno
Community Plans	Note: The adopted Housing Element references several Community Plans for the limited purpose of identifying specific geographical regions or to identify potential regulations that may affect mixed-use projects. Those Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency. The General Plan essentially consolidates many aspects of those Community Plans into a centralized planning document and remains consistent with the goals, policies and programs of the adopted Housing Element
Zoning Ordinance	Development Code

Source: City of Fresno, 2015.

Equivalency Matrices for Zone Districts

Table 11-5 translates the zoning district terminology used citywide for the General Plan to the equivalent zoning districts used when the Housing Element was adopted in 2008.

TABLE 11 5: ZONING DISTRICTS TRANSLATION MATRIX			
Zoning District When Housing Element Adopted		Zone District in new Citywide Development Code	
Exclusive Agricultural	AE-20	B	Buffer
	AE-5	RE	Residential Estate
Residential			
Single-Family	R-A, R-1-E, R-1-EH	RS-1, EQ[1]	Single Family
	R-1-A, R-1-AH	RS-2, EQ[1]	
	R-1-B, R-1-C	RS-3	
	R-1	RS-4	
	None	RS-5	
Multi-Family	R-2-A	RM-1	Multi-Family
	R-2, R-3	RM-2	
	R-4	RM-3	
Mobile Home Park	MH, T-P	RM-MH	Mobile Home Park

1. Equine Overlay District
Source: City of Fresno, 2015.

Table 11-6 shows the acreage distribution of the Zoning Districts used by the adopted 2008 Housing Element to the existing zoning in the Downtown Planning Area. It is anticipated these districts will be further refined with the adoption of the form-based Downtown Development Code (DDC).

TABLE 11-6: ACREAGE DISTRIBUTION EXISTING ZONES TO PROPOSED NEW DOWNTOWN PLANNING AREA ZONES

Existing Zoning	CBD	Chinatown District	Civic Center	Corridor General	Cultural Arts District	Neighborhoods	Neighborhood Center	Open Conservation	Public Facility	South Stadium District	Special Districts	Town Center	Grand Total
AE-20				0.02		0.01			87.19				87.23
AE-5						0.90							0.90
C-1				3.35		1.37	2.16					4.78	11.66
C-2				1.68		0.70	6.77					13.12	22.27
C-4	102.72	25.94		11.81	37.20	37.07				3.83			218.57
C-5				18.90		40.54	6.05				1.28	0.00	66.77
C-6				185.01		74.70	26.05	0.06	2.92		30.50	18.18	337.43
CC	34.39		37.46			0.49							72.35
C-M	67.78			31.85	4.89	8.23	12.45			36.23	107.25	3.58	272.26
C-P	1.40			9.85		65.61	8.89				24.61	2.11	112.47
M-1	24.02			21.47	14.88	31.26			3.35	217.61	265.85		578.44
M-2	29.62	3.03		0.39	12.27					43.81	197.76		286.88
M-3						0.30					130.58		130.88
O								177.56					177.56
P	3.04			1.14		3.88					3.81	0.27	12.14
R-1				66.84		1543.72	4.93					1.31	1,616.80
R-2				79.76		352.42	6.18				1.97	5.60	445.94
R-2-A				1.16		52.51	1.13						54.80
R-3				13.28		201.26	2.24						216.78
R-4				1.82		84.38					12.68	0.19	99.06
R-A										56.77			56.77
R-P				2.69		0.70	6.08						9.47
SPLIT	4.05			11.91		23.74	0.64				24.61	6.18	71.14
T-P				2.76		57.21					12.37		72.34
Grand Total	**267.03**	**28.97**	**37.47**	**466.34**	**69.25**	**2583.53**	**83.57**	**177.62**	**150.23**	**301.48**	**818.47**	**55.33**	**5,039.28**

The following tables (Tables 11-7 – 11-12) update the representative tables found in Chapter 4 of the 2013 Housing Element related to development and zoning standards within the city. Tables from the current Chapter 4 not represented here do not need any changes.

Equivalency Matrix for Municipal Code References

The adopted Housing Element contains several references to the requirements of the existing Development Code contained in the Fresno Municipal Code (FMC). However, the existing Development Code is being updated and will be adopted following adoption of this General Plan. The equivalent FMC Sections for the updated Code will not be set until adoption of the new Code. Therefore, there are no equivalent FMC Sections at this time, but equivalent sections consistent with the Housing Element are anticipated. In addition, the General Plan does not envision the FMC as a static document. Instead, it anticipates the FMC will continue to be refined and modified as part of the process to effectively implement all applicable plans, including those that may be adopted in the future. Tables 11-5 and 11-6 provide the equivalency for each proposed zone district, as applicable. A Municipal Code Equivalency Matrix may be developed as necessary upon adoption of the updated Development Code.

TABLE 11 7: HOUSING TYPES[9] PERMITTED BY ZONING DISTRICTS IN GENERAL PLAN							
District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations
Residential Use Classifications							
Residential Housing Type							
Single-Unit Dwelling, Detached	P	P	P	P	P	P	§15-2738, Manufactured Homes
Single-Unit Dwelling, Attached	–	–	–	–	C	P	
Second Dwelling Unit	P	P	P	P	P	P	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Cottage Housing Development	–	–	–	–	–	P	§15-2723, Cottage Housing Developments (Pocket Neighborhoods)

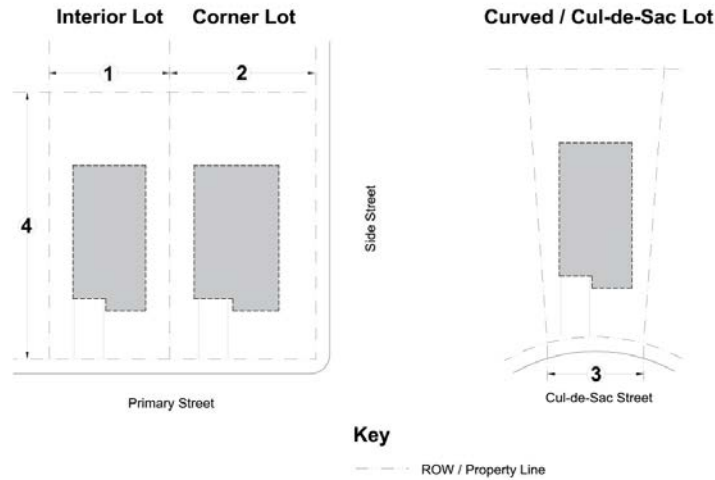[9] P = Permitted; - = Not Allowed; C = Conditional Use Permit Required

TABLE 11 7: HOUSING TYPES[9] PERMITTED BY ZONING DISTRICTS IN GENERAL PLAN							
District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations
Duplex	–	–	–	–	–	P	§15-906, Duplex and Multi-Unit Residential Standards
Multi-Unit Residential	–	–	–	–	–	P	§15-906, Duplex and Multi-Unit Residential Standards
Adult Family Day Care							
Small (6 clients or less)	P	P	P	P	P	P	
Large (7 to 12 clients)	–	C	C	C	C	C	
Domestic Violence Shelter							
Small (6 persons or less)	P	P	P	P	P	P	
Family Day Care							
Small (8 children or less)	P	P	P	P	P	P	§15-2725, Day Care Centers and Family Child Care Homes
Large (9 to 14 children)	–	C	C	C	C	C	
Group Residential							
Small (6 persons or less)	P	P	P	P	P	P	
Residential Care Facilities							
Residential Care, General	–	C	C	C	C	C	
Residential Care, Limited	P	P	P	P	P	P	
Other Applicable Types							
Accessory Uses and Structures	§15-2703, Accessory Uses						
Accessory Living Quarters	P	P	P	P	P	P	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Home Occupations	§15-2735, Home Occupations						
Transitional and Supportive Housing	§15-2762, Transitional and Supportive Housing						

Source: City of Fresno, 2015.

Interior Lot   Corner Lot   Curved / Cul-de-Sac Lot

Key

– – –   ROW / Property Line

NOT TO SCALE

District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations	#
Minimum Lot Size (sq. ft.)	5 acres	36,000	20,000	9,000	5,000	4,000		
Minimum Lot Size, with Enhanced Streetscape (sq. ft.)	-	-	-	-	-	2,700	§15-904-B, Enhanced Streetscape	
Maximum Lot Size	-	-	-	32,000	9,000	6,500		
Residential Density (dwelling units per lot)	1	1	1	1	1	1	§15-310, Determining Residential Density	
Minimum Lot Width (ft.)								
General Standard	110	110	110	70	50	35		❶
Corner	110	110	110	80	55	40		❷
Reversed Corner	110	110	110	90	60	50		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	160	160	130	90	70	60		
Curved/Cul-de-Sac	80	80	80	60	40	30		❸
Minimum Lot Depth (ft.)								
General Standard	130	130	130	100	85	70		❹
Where Front or Rear Property Line Abuts a Major Street	200	200	130	110	100	90		❹
Where a Front or Rear Property Line Abuts a Freeway or Railroad	200	200	150	150	120	120		❹

Source: City of Fresno, 2015.

TABLE 11 9: BUILDING FORM, LOT, AND DENSITY STANDARDS RESIDENTIAL MULTI FAMILY DISTRICTS IN GENERAL PLAN
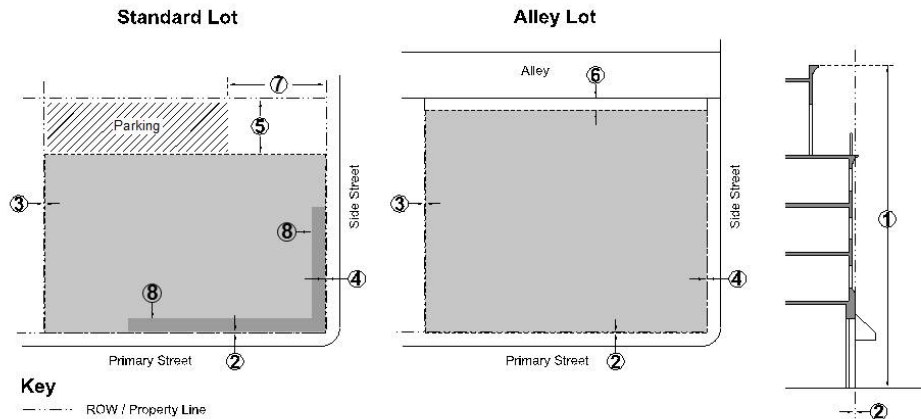

Standard Lot **Alley Lot**

Key
- - - - ROW / Property Line
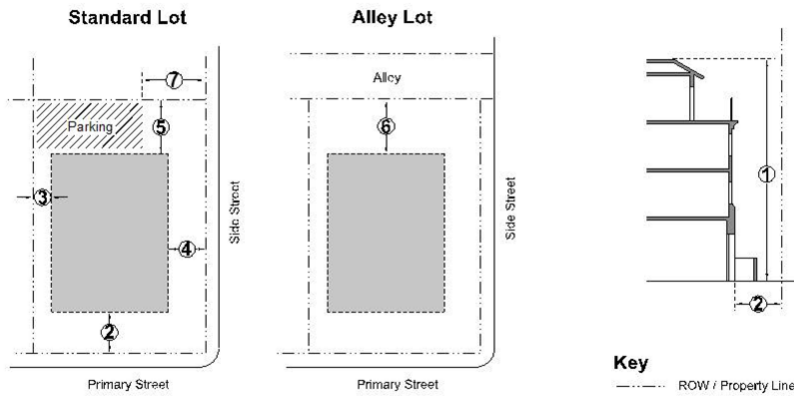
NOT TO SCALE

District	RM-1	RM-2	RM-3	RM-MH	Additional Regulations	#
Maximum Density (du/ac) (min./max.)	12/16	16/30	30/45	12/16	§15-310, Determining Residential Density	
Maximum Height (ft.)	40	50	60	35	§15-2012, Heights and Height Exceptions, 15-1003-A, RS Transition Standards	❶
Setbacks (ft.)						
Front (min. / max.)	10 / 20	10 / 20	10 / 20	10 / 20	§15-313, Determining Setbacks and Yards §15-1004-A, RS Transition Standards §15-1004-B, Side Setbacks for Attached Dwellings §15-1004-C, Parking Setback §15-2014, Projections/Encroachments into Yards §15-2305, Areas to be Landscaped	❷
Interior Side (min.)	10 total, min. 4/side	5	5	5		❸
Street Side (min.) (Parcel <125 ft. in depth)	10	10	10	10		❹
Street Side (min.) (Parcel >125 ft. in depth)	15	15	15	15		❹
Rear (min.)	20	15	15	10		❺
Alley (min.)	3	3	3	3		❻
Parking, from back of sidewalk or curb (min.)	30	30	30	30		❼
Minimum Frontage Coverage (%)	50	50	50	-	§15-317, Determining Frontage Coverage	
Maximum Lot Coverage (% of lot)	50	50	60	50	§15-311, Determining Lot Coverage	
Minimum On-Site Open Space (% of Lot Area)	20	15	10	-		

Source: City of Fresno, 2015.

NOT TO SCALE

District	NMX	CMX	RMX	Additional Regulations	#
Floor Area Ratio (max.)	1.5	1.5	2.0	§15-309, Determining Floor Area Ratio	
Residential Density, du/ac (min./max.)	12/16	16/30	30/45	§15-310, Determining Residential Density Min. res. density shall not be required for the following: projects on lots less than 20,000 sq. ft. in area; projects further than 1,000 feet from a planned or existing BRT route; and projects which submit a Development Permit application prior to January 1, 2019.	
Maximum Height (ft.)	40	60	75	§15-1104-B, RS Transition Standards and §15-2012, Heights and Height Exceptions	❶
Setbacks (ft.)					
Front (min./max.)	0/10	0/10	0/10	§15-313, Determining Setbacks and Yards §15-1104-B, RS Transition Standards §15-1104-D, Parking Setback §15-2305, Areas to be Landscaped	❷
Interior Side (min.)	0	0	0		❸
Street Side (min.)	0	0	0		❹
Rear (min.)	0	0	0		❺
Alley (min.)	3	3	3		❻
Parking, from back of sidewalk or curb (min.)	30	30	30		❼
Minimum Frontage Coverage (%)	60	70	80	§15-317, Determining Frontage Coverage	
Corner Frontage (ft., measured from property corner)	15	30	50	§15-1104-C, Corner Frontage	❽
Minimum On-Site Open Space (% of Lot Area)	15	10	8	§15-1104-E, On-Site Open Space	

Source: City of Fresno, 2015.

TABLE 11 11: REQUIRED ON SITE PARKING SPACES FOR ZONE DISTRICTS IN GENERAL PLAN		
Land Use Classification	Required Parking Spaces	
Residential Use Classifications		
Single-Unit Residential constructed prior to the adoption date of this Code	1 space per dwelling unit	Must be covered.
Single-Unit Residential	1 space per dwelling unit	Must be within a garage.
Backyard Cottages, Second Dwelling Units, or Accessory Living Quarters	Refer to Section 15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters.	
Affordable Housing Developments (Moderate Income and Below) per the Government Code		
Studio; One- or two-bedroom	.75 space per unit	One covered space shall be designated for each unit. One additional guest parking space must be provided for every 4 units.
Three or more bedrooms	1.5 spaces per unit	
Multi-Unit Residential (2 or more units)		
Studio	1 space per unit	One covered space shall be designated for each unit. One additional uncovered guest parking space must be provided for every 4 units.
One- or two-bedroom	1 space per unit	One covered space shall be designated for each unit. One additional uncovered guest parking space must be provided for every 2 units.
Three or more bedrooms	1.5 spaces per unit	
Small Family Day Care	None in addition to what is required for the residential use.	
Large Family Day Care	1 per employee plus an area for loading and unloading children, on or off-site. Required spaces and the residential driveway for the primary residential use may be counted toward meeting these requirements.	
Elderly and Long-Term Care	1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time.	
Group Residential	1 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.	
Residential Care, Limited	None in addition to what is required for the residential use.	
Residential Care, General	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.	
Residential Care, Senior	1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time.	
Single Room Occupancy	0.5 space per unit	

Source: City of Fresno, 2015.

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