

# APPENDIX 1K: CITY OF PARLIER

## Fresno Multi-Jurisdictional 2023-2031 Housing Element

*October 2024*



*A Regional Plan for Addressing Housing Needs*

Fresno County • Coalinga • Firebaugh • Fowler • Fresno City • Huron • Kerman  
Kingsburg • Mendota • Orange Cove • Parlier • Reedley • San Joaquin • Sanger • Selma

## Tracked Changes Key

July 2024	Changes shown in blue with additions in <u>underline</u> and deletions in <del>strikethrough</del> .
October 2024	Changes shown in blue with green highlight with additions in <u>underline</u> and deletions in <del>strikethrough</del> .

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# APPENDIX 1K: CITY OF PARLIER

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## SECTION 1K-1: ACTION PLAN

### Summary of Needs and Conditions

#### Housing Needs Assessment

As part of the Housing Element, the City prepared a detailed Needs Assessment (Section 2) analyzing the city's demographics. The Needs Assessment identified a number of trends that informed the goals and policies of the updated Housing Element, including:

- The City's average annual population growth was 1.4 percent between 2000 and 2022, just below the countywide average growth rate of 2.0 percent. The average annual growth in the number of households in the City was 1.8 percent between 2010 and 2020, higher than the countywide average of 0.7 percent.
- The largest group of residents by age was school-aged children (age 5 to 17 years, 34.6 percent of residents), followed by young adults (ages 25 to 44, 28.7 percent of residents). The median age of City residents was 28.2 years.
- The majority of residents, 97.6 percent, identified as Hispanic or Latino of any race.
- The average number of persons per household in the city was higher than the countywide average (4.0 in Parlier compared to 3.1 countywide).
- The median household income in 2020 was \$37,434, among the lowest in the county. The countywide median income in the same year was \$57,109.
- About a third of employed residents (34.3 percent) of the City worked in agriculture, forestry, fishing and hunting, or mining in 2020.
- Between 2010 and 2022, vacancy rates in the City fell from 5.6 percent to 3.5 percent across all housing units, owned and rented. This indicates that the City may be lacking additional housing supply. In response, the City has included Program 4 to increase the supply of land suitable for housing
- More than half of households in the City (57.7 percent) were renters as of 2020.
- Compared to other jurisdictions in the county, housing stock in the city was relatively new. Approximately 51.3 percent of housing units were built less than 30 years ago, and about 64.4 percent were built less than 50 years ago.
- The City had a higher rate of households overpaying for housing in 2018, with 45.1 percent of all households overpaying for housing compared to 37.8 percent across the county. However, the number of lower-income households overpaying for housing was lower in the city (64.9 percent compared to 70.6 percent countywide). In response, the City has included Program 8 to expand

the amount of affordable housing. Program 28 will increase the availability of information and access to Section 8 rental assistance and units.

- The City had a higher rate of severe overcrowding compared to the county overall (6.4 percent compared to 3.6 percent). Additionally, among owner-occupied households, 6.9 percent of households in the City were severely overcrowded, the highest rate of severe overcrowding in this household type in the county. The City has included Program 13 to encourage construction of accessory dwelling units (ADUs) as a potential future affordable housing opportunity, Program 24 to assist low-income first-time homebuyers, Program 26 to improve access to Section 8 housing opportunities for renters, and Program 16 to promote the use of density bonuses to expand the affordable housing supply, among other programs.
- The City had a higher rate of large households, those with five or more members, than the county as a whole (31.3 percent of households in the City compared to 18.1 percent countywide). Approximately 16.9 percent of large households were renting.
- Between 2021 and 2022, the average sale price of a home in the City decreased by 5.6 percent compared to an increase of 15.4 percent in the county as a whole during the same period.
- In 2020, the percentage of the City’s population that was aged 65 or older was lower than in the county as a whole (8.8 percent of the City compared to 12.0 percent of the county). About half of the City’s senior households (50.4 percent) were renter households.
- Over one-third of seniors (38.1 percent) had a disability. Program 17 requires adoption of a reasonable accommodation process to allow for disabled persons to remain in their homes.
- The percentage of households with single female heads of household was higher than the countywide rate (12.0 percent in Parlier compared to 7.3 percent in the county). Additionally, 40.4 percent of female-headed households in the City were living under the poverty level, which is higher than the rate of poverty among these households in the county as a whole (34.0 percent countywide).
- The City had a lower rate of residents with disabilities than the county as a whole (8.2 percent compared to 12.9 percent across the county). Ambulatory difficulties were the most commonly reported disability. Program 17 requires adoption of a reasonable accommodation process and encourage housing developers to include mobility-impaired accessibility in their development projects.
- Estimates from the 2022 Point-in-Time count suggest that 6 persons may have been experiencing homelessness. Through Program 16, the City will allow for the by-right development of emergency shelters in the C-4 zone, which also allows residential development.
- Of the 58,762 year-round and seasonal farmworkers across the county in 2017, 37,819 (64.3 percent) worked 150 days or more each year, and 35.7 percent worked less than 150 days per year. An estimated 34.3 percent of Parlier’s employed population worked in agriculture, higher than the countywide rate (8.8 percent). Programs 9, 10, and 16 seek to facilitate farmworker housing by

allowing and promoting the development of farmworker housing.

- Extremely low-income residents (those earning 30 percent or less of median income) made up 26.6 percent of the total households. Of those, 71.4 percent were renter households. Program 11 seeks to encourage residential developers to construct housing for extremely low income households.

## Housing Constraints

While the City has made extensive efforts to encourage development of affordable and market-rate housing, there are many governmental and nongovernmental constraints that can make housing development more difficult. Governmental constraints are typically rules that apply to all development and are intended to meet other community interests.

- The City will encourage and facilitate the development of ADUs.
- The City’s Zoning Code provides for a range of housing options. Updates to the code that will be required in order to bring the code in line with State law include changes to the zones that permit ADUs, emergency shelters, low-barrier navigation centers, residential care facilities, farmworker and employee housing, single-room occupancy units, transitional and supportive housing, and mobile and manufactured homes.
- The City’s Affordable Housing Density Bonus will need to be updated in order to be consistent with State law.
- Fees charged by the City as part of the development process, along with fees charged by regional agencies, are not considered a constraint to development but will be monitored by the City.
- Current standards for on-site and off-site improvements are not considered to be a barrier to housing production.
- The City will establish formal procedures for permit processing consistent with the requirements of SB 330 and will establish an application process related to SB 35.
- The City does not currently have a formal process to grant reasonable accommodation requests. The zoning ordinance will be amended to establish a formal reasonable accommodations process.
- The City will amend its Zoning Ordinance to update the definition of “family”.

Nongovernmental constraints include financial challenges such as water access, the desire to preserve land for agricultural use, availability of financing, and the high cost of land in the City and across the region. A number of the goals and policies in the Housing Element are aimed at eliminating or lessening constraints to development of housing.

## Housing Resources

A major component of the Housing Element is an analysis of sites that are available for the development of housing to meet the City’s RHNA. The Housing Element identifies sites in Parlier where zoning is in place to allow for housing development, including higher-density housing sites (20+ units per acre) that are suitable for affordable housing development.

- The City has identified sufficient housing sites to meet its lower, moderate-, and above-moderate housing allocation.
- The City has a CDBG-funded program to assist low income homeowners with maintaining and improving their homes.
- The City will encourage the development of ADUs by educating the public about this housing type and providing informational materials on them to all discretionary land use applicants.

## Regional Collaboration

### Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 15 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources. The following efforts will be made to further regional collaboration:

- The City will continue to participate in the countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including disadvantaged unincorporated communities (Senate Bill [SB] 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The countywide Housing Element Technical Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.
- The County of Fresno Public Works and Planning Department, with assistance from the Fresno Council of Governments (FCOG), will take the lead in coordinating biannual committee meetings.
- The Housing Element Technical Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.
- The Housing Element Technical Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.
- The City will continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.
- The City will develop a directory of services and resources for lower-income households available in the region, and review and update it annually. The directory will be available on City/County websites and at City/County offices.



<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Meet with HCD annually. Develop a directory of services and resources by December 2025, update annually as needed.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.3, Policy 1.4, Policy 2.1, Policy 4.2

**Program 2: Review Annexation Standards in Memorandum of Understanding**

All jurisdictions in Fresno County are subject to a City/County Memorandum of Understanding (MOU), which establishes criteria for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available to preserve agricultural land. The MOU standards for annexation require that a minimum of 25 percent of annexation areas have an approved tentative subdivision map or site plan, with the exception of annexations necessary to accommodate a City’s RHNA. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into city limits depends on private developers requesting an annexation. In cities that are mostly built out within their current city limits, the MOU may limit the cities’ ability to accommodate future housing needs.

The County of Fresno and cities within the County shall work together at least once during the planning period to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the City/County MOU.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Meet with the County by December 2026 to review the MOU standards, and update within a year if changes are needed.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4

**Program 3: Homelessness/Unhoused Needs**

The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will monitor the demographic composition of the unhoused population to identify needs for targeted resources and determine what efforts to take, such as providing education on financial assistance and programs available. The City will also support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Assist with program development and funding identification that will assist at least five homeless persons.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 4.6

## Adequate Sites

### Program 4: Provision of Adequate Sites

The City of Parlier will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 733 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City’s current and future residents, pursuant to State laws. [None of the identified sites are located on a hazardous site, within an airport compatibility zone, in a Williamson Act contract, or other overlay that would restrict development.](#) The City will:

- Maintain and annually update the inventory of residential land resources for internal purposes.
- Monitor the availability of sites appropriate for lower-income housing in keeping with state “no net loss” provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, and, if necessary, rezone sufficient sites to accommodate the RHNA within 180 days, ensuring that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.
- Monitor and report residential development through the HCD annual report process.
- Actively participate in the development of the next RHNA Plan to ensure that the allocations are reflective of the regional and local land use goals and policies.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Annually monitor as projects are processed
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

### Program 5: Rezoning and Prezoning/Annexation for RHNA

The City's current sites capacity has a shortfall of 254 units and 48 units to meet its very-low and low income RHNA and moderate and above moderate income RHNA, respectively. This includes the dwelling unit shortfall that the City did not address as part of its effort to prezone and annex additional capacity as part of Program 4 of its 2015 Housing Element. To accommodate the RHNA shortfall, the City will prezone a minimum of 23.23 acres in the SOI and establish a zone district or overlay requiring a minimum density of 20 units per acre to meet its lower income obligation. Sites identified for rezone, prezone, and annexation include the following:

- To meet the City's lower income RHNA obligation:
  - Rezone a 2.79-acre portion of APN: 355-031-27 (11.39 acres) from R-1 to R-3 [Site 3](#);
  - Prezone and annex an 8.7-acre portion of APN: 358-390-13 (18.86 acres) to R-3 [Site 4](#);
- To meet the City's moderate income RHNA obligations:
  - Rezone APN: 355-021-23 (9.55 acres) from R-1 to R-2 [Site 2](#);

[See Table 1K-8 for the total assumed realistic capacity for all identified sites for all rezones and prezones as listed above. These sites are currently vacant, and are located along major streets, and adjacent to existing City limits. There are no environmental constraints, such as a Williamson Act Contract, 100-year floodplain, or other encumbrances that would complicate annexation or development of these properties.](#)

Given these characteristics, these sites present the most feasible and appropriate locations for future lower income and moderate and above moderate-income housing to serve the community. [The City has initiated a Zoning Code update and as part of the update process, updates to the zoning map will be presented to the City Council, including pre-zoning of the identified annexation site. The updates to the Zoning Map are anticipated for adoption prior to December 31, 2024. Once adopted, the City will initiate the annexation process and submit an application to LAFCo. While the authority to grant the annexations lie with the Local Agency Formation Commission, the City is determined that it can adequately serve the additional development with the implementation of Program 6.](#)

Prezoning, annexation, and rezoning to address this RHNA shortfall of the 254 lower income units must meet the following requirements pursuant to State law:

- Sites must be zoned to permit owner-occupied and rental multifamily housing by right without discretionary review of the use or density [for developments in which at least 20 percent of the units are affordable to lower income households](#);
- Sites must be zoned for high density residential use with a **minimum** density of 20 units per acre;
- Sites must be adequate in size to accommodate at least 16 units; and
- Rezoning and prezoning must be accomplished within one year of the adoption of the 2023 Housing Element.

**Timeframe and Objectives:**

- Rezone, prezone and/or annex at least 33.14 acres for high density residential uses with a minimum density of 20 units per acre by December 31, 2024 for the RHNA shortfall of 254 units. The City may choose to establish a new zone district or overlay mandating a minimum of 20 units per acre and ministerial approval of such developments. Surplus dwelling units are to be applied to moderate and above moderate-income units.
- Rezone, prezone and/or annex at least 20.14 acres for medium density residential uses by December 31, 2024 for the RHNA shortfall of 137 moderate income units.
- Promote the rezoned and prezoned/annexed properties to developers to solicit development applications and take steps to assist applications for annexation, including meeting with potential developers (bi-annually) and identifying development incentives, such as expedited applications, or fee deferrals.
- The City will amend applicable plans and regulations to allow for up to 217 dwelling units on Site 4. This will allow for a variation in unit count of 43 dwelling units.
- Amend the zoning ordinance to allow three stories in the R-3 zone, up from two stories.
- Prezone the annexation site (Site 4) by December 31, 2024.
- ~~On an ongoing basis, the City will append City initiated annexation requests of development proposals to include the prezoned sites, where feasible. The City will cover the incremental application costs of the additional land to be annexed.~~
- Modify the zoning ordinance such that these sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2, subdivisions (h) and (i) for developments in which 20 percent or more of the units are affordable to lower income.
- As part of the Housing Element Annual Reports to HCD, the City will monitor and evaluate the progress in annexations to ensure sites are made available commensurate with the City’s remaining housing needs. Should the evaluation demonstrate that annexations are not occurring as anticipated or needed to accommodate Parlier’s RHNA shortfall, the City will identify alternative sites and/or strategies to accommodate the remaining need at least 152 lower income units by December 2024.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	December <u>31, 2024</u>
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

**Program 6: Water and Wastewater Service**

The development viability of the vacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. As the water and wastewater provider in the city, the City will adopt a written policy with specific objective standards for meeting the priority requirement for proposed developments that include housing units affordable to lower-income households consistent with the provisions of California Government Code Section 65589.7. Diligently complete construction of two (2) wells and the wastewater treatment repair and upgrade such that the City’s housing allocation can be accommodated within the planning period. Actively seek grant funding opportunities to expedite completion of the projects.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Adopt a policy by July 2025. <u>Complete construction of two wells and the wastewater treatment plant project within the planning period.</u>
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.7

**Program 7: Use of Sites in Previous Cycles**

Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior 5<sup>th</sup> Housing Element Cycle or vacant sites identified in two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Within six months of adoption of the Housing Element.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2

**Affordable Housing Development and Preservation**

**Program 8: Affordable Housing Incentives**

The City continues to have needs for affordable housing for lower-income households, especially for seniors, persons with disabilities (including persons with developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income

households. The City will continue to work with housing developers to expand affordable housing opportunities by doing the following:

- Continue to seek partnerships and meet at least every ~~other~~-year with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special-needs populations, such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households. Meet more frequently if development rates increase.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects.
- Pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing for persons with disabilities.
- Continue to offer fee reductions and deferral of development impact fee payments to facilitate affordable housing development and special-needs projects, particularly those on infill sites.
- Continue to promote the State density bonus and provide streamlined processing to facilitate affordable housing development and provide for additional flexibility for affordable housing and special-needs housing through the minor deviation process. The City will promote this program by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding available incentives. Examples of flexible development standards include reduced parking requirements; reduced requirements for curb, gutter, and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.
- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female-headed, single-parent, and large-family households of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and federal categorical exclusions, when applicable.
- Monitor HCD's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.

- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Work with developers of multifamily and affordable housing projects to identify site opportunities in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty and improve access to resources.

<b>Financing:</b>	HOME, CDBG, Low-Income Housing Tax Credit (LIHTC), Multifamily Housing Revenue Bond, and other funding sources, as available.
<b>Time Frame:</b>	Ongoing, as projects are processed by the City. Annually apply for funding and engage with Central Valley Regional Center at least every <del>two</del> years.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Expand the City’s affordable housing inventory by 310 units over the next eight years: 67 extremely low-income, 108 very low-income, 79 low-income, 137 moderate-income, and at least 20 of which include accessibility modifications to facilitate housing mobility for lower-income households and special-needs groups.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.7, Policy 4.3, Policy 4.4, Policy 5.2

**Program 9: Support Funding for Farmworker Housing**

The farming industry is the foundation of the County’s economic base. According to the USDA, National Agricultural Statistics Service (NASS) 2017, about 37,819 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons. The City has more farmworker housing than any other city in eastern Fresno County.

The City will provide technical support and offer incentives to housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including HCD and USDA Rural Development loans and grants and other funding sources that may become available. The City will also continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.

- The City will annually monitor the status of farmworker housing as part of their annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the

provision of farmworker housing. If appropriate, the City will make necessary changes to enhance opportunities and incentives for farmworker housing development.

- [The City will identify development opportunities for farmworker housing at least twice during the planning period.](#)
- [When existing farmworker housing has been identified as substandard, the City will annually monitor grant opportunities annually to identify funding to rehabilitate such farmworker housing.](#)

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Meet with farmworker housing developers and advocates on a biannual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker housing. <a href="#">Identify development or housing opportunities at least twice during the planning period. Annually monitor grant opportunities to rehabilitate existing farmworker housing when found to be substandard. Annually review the availability of funding opportunities to provide housing vouchers or other forms of rental assistance and apply as opportunities arise.</a>
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	20 lower-income units set aside for farmworkers and their families to reduce displacement risk for this population.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.4, Policy 2.5, Policy 4.2, Policy 4.3

**Program 10: Farmworker Preference in New Affordable Housing**

For new affordable housing projects developed with City assistance, incentives, and/or subject to City requirements, the City will require that the developer give qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households. The City will annually reach out to affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding.

<b>Financing:</b>	General Fund, CDBG, HOME, USDA Rural Development
<b>Time Frame:</b>	Ongoing, as projects are processed through the Planning Division and Community Development Department; annually reach out to developers and determine next steps within six months.
<b>Implementation</b>	Community Development Department



<b>Responsibility:</b>	
<b>Quantified Objective:</b>	40 lower-income units set aside for farmworkers or other qualified households to reduce displacement risk.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.3

**Program 11: Extremely Low-Income Households**

Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Under Program 16 below, the City would incorporate the use of Single Room Occupancy (SRO) units, which are often more affordable to those with extremely low incomes, into its development code. To further support the development or rehabilitation of SRO units and/or other units affordable to extremely low-income households, such as supportive and multifamily units, the City will continue to seek and pursue state and federal funds to offer a variety of incentives or concessions, such as:

- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.
- Encourage the development of SRO facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the SRO Ordinance.

<b>Financing:</b>	General Fund, CDBG, HOME
<b>Time Frame:</b>	Ongoing; as projects are processed by the Planning Division. By December 2024, conduct outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.
<b>Implementation</b>	Community Development Department

<b>Responsibility:</b>	
<b>Quantified Objective:</b>	254 lower-income units, including 67 units for extremely low-income households to prevent displacement and provide housing mobility opportunities.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.6

**Program 12: Preservation of At-Risk Housing**

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Parlier. The City must guard against the loss of housing units available to lower income households. As of ~~October 2022~~ April 2024, 17 units at the 70-unit Parlier Parkwood Apartments are considered at risk due to ~~potential~~ the expiration of the CalHFA loan program requirements ~~before~~ on October 1, 2023. The City will work towards guarding against conversion of units in the future by monitoring the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units, and immediately upon notification of intent to terminate affordability restrictions, take the following actions:

- Contact property owners of units at risk of converting to market-rate housing by October 1, 2024 ~~within one year of affordability expiration~~ to discuss the City’s desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Commit to supporting and applying for grant funding for affordable housing developments.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

<b>Financing:</b>	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
<b>Time Frame:</b>	Annually monitor units to identify units at risk for converting; coordinate noticing as required per California law.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 3.6

**Program 13: Encourage and Facilitate Accessory Dwelling Units**

An accessory dwelling unit (sometimes called a second unit or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Accessory dwelling units can be an important source of affordable housing given that they are generally less expensive to construct due to their typically smaller sizes and no associated land costs.

State law requires that ADUs be permitted by right in all zones that allow single family or multi-family uses. Program 17, below, addresses this requirement. Under this Program, the City shall:

- Continue to implement the public education program advertising the opportunity for ADUs by updating informational handouts and brochures about ADUs that are available on the City’s website and at the public counter annually, or as needed to reflect changes in State law.
- Provide informational materials on ADU opportunities to all discretionary land use applicants.
- At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City’s social media accounts and direct mailing.
- By December 2024, identify incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Update ADU materials annually, or as needed to reflect changes in State law, and identify incentives for construction by December 2024.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	3 ADUs for lower-income households, 5 for moderate-income households, and 4 for above moderate-income households to improve housing mobility opportunities and reduce displacement risk.
<b>Relevant Policies:</b>	Policy 1.3, Policy 2.1, Policy 2.6

**Program 14: Replacement Units**

To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites;
- Vacant sites with previous residential uses that have been vacated or demolished.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 3.3, Policy 3.6

**Program 15: Housing for a Variety of Needs**

The City will encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes. This could include duplexes, townhomes, apartment buildings, and condominiums in neighborhoods and new subdivisions and will identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development. This may include consideration for further reduction in regulatory barriers for community land trusts, tiny houses, microhomes, cottage homes, small lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts.

The City will use the findings of this program to target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to reduce displacement risk, promote inclusion, and support integration of housing types based on income.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Identify innovative and alternative housing options to help further housing production by December 2025; amend the Zoning Ordinance as needed.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	15 lower-income units, 15 moderate-income units, and 5 above moderate-income units to reduce displacement risk for all residents and facilities in income-integrated neighborhoods.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 4.4

## Removal of Governmental Constraints

### Program 16: Zoning Code Amendments

In compliance with State laws, the City will amend its Zoning Code to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will amend the Zoning Code to address the following:

- **Density Bonus:** Adopt a Density Bonus provision in 2023 to comply with California’s density bonus law (California Government Code Section 65915, as revised) and promote the use of density bonuses for lower-income units by providing information through a brochure in City buildings and on the City’s website.
- **Accessory Dwelling Units:** Amend the Zoning Ordinance to be consistent with the latest State legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.
- **Emergency Shelters:** [Permit emergency shelters by-right in the C-4 zone](#) [which allows residential development](#). Develop [objective](#) managerial standards for emergency shelters and allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii). Additionally, [align the definition of emergency shelters and](#) allow residential uses by-right in zones that allow emergency shelters without a conditional use permit or other discretionary permit pursuant to Government Code Section 65583(a)(4).
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low-barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing by-right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).
- **Residential Care Facilities:** Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City’s definition of family.
- **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a streamlined, ministerial approval process for projects on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).

- **Single-Room Occupancy Units:** Define single-room occupancy units in compliance with Government Code Section 65583(c)(1) and ~~identify at least one zone where they will be permitted~~ permit SROs by-right in the C-4 zone. Establish objective development standards that promote or otherwise does not chill the development of single-room occupancy units.
- **Transitional and Supportive Housing:** Permit transitional housing and supportive housing as residential uses only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). Additionally, allow supportive housing in multifamily and mixed-use zones (Government Code Section 65651).
- **Mobile and Manufactured Homes:** Allow and permit mobile and manufactured housing in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
- **Definition of Family:** Remove the definition of family in the Zoning Ordinance or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Complete remaining Zoning Ordinance amendments by December 2024. Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 2.7, Policy 5.2

**Program 17: Reasonable Accommodations and Universal Design**

The City will develop and formalize a general process that a person with physical and developmental disabilities can use to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the public counter and on the City’s website.

The City will also implement State requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities:

- Encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities.

- Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.
- Include accessibility considerations in the preparation of the City’s budget and goals and the allocation of funding for improvements in support of housing and residential neighborhoods for persons with physical or developmental disabilities.

<b>Financing:</b>	General Fund, SB 2 Grant Funding, LEAP Grant Funding
<b>Time Frame:</b>	Develop and adopt a reasonable accommodations ordinance by December 2024; create brochures on universal design and the reasonable accommodations ordinance by July 2025 and update biannually, or as needed.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Assist two residents with reasonable accommodation requests to reduce displacement risk and encourage three accessible units to improve housing mobility.
<b>Relevant Policies:</b>	Policy 4.1, Policy 4.5

**Program 18: Lot ~~Consolidation~~Development Feasibility**

To create additional opportunities for infill development and affordable housing, the City will help to further facilitate the applications for subdivision development on both large and small lots. ~~Lot~~ Lot consolidations to combine small lots identified as part of a larger site in the Housing Element into larger developable lots for housing will be expedited. The City has historically not imposed minimum lot area requirements unrelated to density of multifamily subdivisions. Large lot subdivisions are very common, with the most recently-approved subdivision (Tract 6356) consisting of 311 single-family residences across 60 acres is now almost 80 percent complete. These are homes are being sold for less than 95% of the median new home value in Fresno County, and thus eligible for HOME and Housing Trust Fund funding through the Department of Housing and Urban Development. The City will also expedite processing of subdivisions, lot splits, and lot line adjustments that will facilitate the creation of new developable parcels on sites greater than 10 acres that are included in the lower income category site inventory. The City will also pursue funding to complete off-site improvements for sites greater than 10 acres for the lower income category to further incentivize development. The City will meet with local developers and property owners to discuss development opportunities and incentives ~~for lot consolidation~~ to accommodate affordable housing units and consider additional incentives brought forth by developers. As developers and owners approach the City with interest in subdivisions or lot consolidation for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. By 2026, the City will review the effectiveness of this program and revise as appropriate. The City will also evaluate grant funding for parcel assemblage land banking when it is available.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Meet with developers and property owners starting in 2025 and annually thereafter. Based on the meetings with developers and property owners, add incentives as appropriate. Provide ongoing support for lot consolidations and subdivisions as applicable housing applications are received. Annually monitor grant funding opportunities for off-site improvements as projects are processed and applications are received.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.5, Policy 1.5, Policy 2.4

**Program 19: Monitoring of Planning and Development Fees**

The City charges various fees to review and process development applications. Such fees may add to the cost of housing development. The City will analyze housing-related development fees, particularly for multifamily housing, on an annual basis to ensure they do not unduly constrain development. As part of the analysis process, meet with multifamily developers at least once by December 2024 to request input regarding constraints associated with fees. Based on feedback received, reduce fees if found to be a constraint. Further, the City will offer deferred or reduced fees to facilitate affordable housing development, as appropriate.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Meet with multifamily developers by December 2024 and revise fees, if necessary, by December 2025. Review fees annually.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.2, Policy 1.4

**Program 20: Preliminary Applications (SB 330) and Streamlined Approvals (SB 35)**

The City will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to SB 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City’s website for developers interested in pursuing the streamlined process or vesting rights.



<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Develop or adopt HCD’s SB 330 preliminary application form by December 2024. Develop an SB 35 streamlined approval process by June 2025 and implement as applications are received.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.4, Policy 2.3, Policy 2.4

**Program 21: Objective Design Standards**

The City will develop objective design guidelines and standards to provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Adopt objective design standards by December 2025 and implement thereafter.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.8, Policy 2.7

**Housing Quality**

**Program 22: Building Code Enforcement**

The Building Department will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. The Building Department will also refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections. Targeted efforts to improve housing conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for residents by improving living conditions and enabling them to remain in their home and community.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Make informational materials on rehabilitation assistance programs available by January 2024, to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received.
<b>Implementation Responsibility:</b>	Community Development Department, Building Department

<b>Quantified Objective:</b>	Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of five units by providing informational materials to owners in violation of City codes on available assistance programs and annually promote available assistance programs in areas of concentrated lower-income households.
<b>Relevant Policies:</b>	Policy 3.1, Policy 3.3

**Program 23: Owner Occupied Rehabilitation Program**

The City of Parlier obtained Community Development Block Grant (CDBG) funds to provide funding for eligible housing improvements, including energy-efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications to reduce displacement risk.

<b>Financing:</b>	CDBG funds
<b>Time Frame:</b>	Make informational materials on rehabilitation assistance programs available by January 2024, to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received.
<b>Implementation Responsibility:</b>	Community Development Department, Building Department
<b>Quantified Objective:</b>	Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of five units by providing informational materials to owners and annually promote available assistance programs in areas of concentrated lower-income households.
<b>Relevant Policies:</b>	Policy 3.2, Policy 4.1

**Housing Assistance**

**Program 24: Fresno County Homebuyer Assistance Program**

The City participates in the County’s Homebuyer Assistance Program (HAP), which is administered through the Fresno County Housing Authority. To reduce displacement risk of homeowners being priced out of the community and to facilitate housing mobility opportunities, this program assists lower-income families with purchasing their first home by providing a zero-interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single-family residence (plus loan closing costs). Households earning up to 80 percent of the area median income (AMI) in unincorporated Fresno County and participating cities are eligible for this program. The City will:

- Promote available homebuyer resources on the City’s website and at public counters.
- Refer interested households to the County program with the goal of assisting four households.
- Promote the availability of this program, particularly in areas with concentrations of renters, particularly lower-income renters, by providing multilingual informational materials at public buildings and community locations and will post the program on the City’s website.

Reedley residents also have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), through the Fresno County Public Works and Planning Department, Community Development Division.

- Mortgage Credit Certificate (MCC): The MCC Tax Credit is a federal credit that can reduce potential federal income tax liability, creating additional net spendable income that borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar-for-dollar tax credit on their U.S. individual income tax returns.
- CalPLUS Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- CalHFA Conventional Program: This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

The City will promote all available homebuyer resources on the City’s website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

<b>Financing:</b>	General Fund, HOME funds
<b>Time Frame:</b>	Ensure informational materials on all homebuyer resources are on the City’s website and available at public counters by June 2024. Update materials annually, or as new information is provided by the County, and send out targeted promotion at least every other year.
<b>Implementation Responsibility:</b>	Fresno County Public Works and Planning Department, Community Development Division
<b>Quantified Objective:</b>	Connect 20 prospective homebuyers with the County program to facilitate housing mobility opportunities in the city.
<b>Relevant Policies:</b>	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

**Program 25: Energy Conservation**

The City will continue to promote energy conservation in housing development and rehabilitation:

- Continue to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.
- Expedite review and approval of alternative energy devices (e.g., solar panels).
- Assist lower-income households with energy efficiency through the County’s Housing Assistance Rehabilitation Program.
- Encourage developers to be innovate in designing energy-efficient homes and improving the energy efficiency for new construction.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Make information easily available on the City’s website and at public facilities by June 2025.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Assist two low-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs.
<b>Relevant Policies:</b>	Policy 6.1, Policy 6.2, Policy 6.3

**Program 26: Housing Choice Vouchers**

The Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the United States Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e., 30 percent of household income). The Fresno Housing Authority administers the HCV program in Fresno County.

- Provide a link to the Fresno Housing Authority’s HCV program webpage on the City’s website by February 2024.
- Meet with the Fresno Housing Authority by June 2024 to discuss the process of developing printed informational materials, with the goal of making materials available at public counters by June 2025.
- Work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program throughout the city to promote housing opportunities for all residents.

- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

<b>Financing:</b>	HUD Section 8
<b>Time Frame:</b>	Provide information on the City’s website by February 2024. Meet with the Housing Authority by June 2024 and develop informational materials by June 2025. Target outreach to property owners and landlords at least annually.
<b>Implementation Responsibility:</b>	Fresno Housing Authority
<b>Quantified Objective:</b>	50 lower-income units in high-opportunity areas to promote access to resources and mobility for target households.
<b>Relevant Policies:</b>	Policy 2.2

**Program 27: Housing Discrimination Monitoring and Referral**

The Fresno Housing Authority publicizes all information related to housing opportunities, programs fair-housing information and assistance in English, Spanish, Hmong, French, German, Chinese, Arabic, Dutch, Italian, Korean, Portuguese, and Russian. However, while all public notices and information on the Housing Authority website are translated to all of the previously mentioned languages, general circulation of information and secondary links, such as applications, are available only in English. The City will coordinate with the Housing Authority, Fresno Council of Governments (FCOG), and other Fresno County jurisdictions to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. If additional languages become more prevalent in the county, materials will be translated into those languages as needed.

The City will also:

- Establish a procedure to refer residents with fair housing questions or issues to the Fair Housing Council of Central Valley (FHC-CC), California Rural Legal Aid (CLRA), and other fair housing organizations.
- Provide fair housing information on the City’s website and in printed materials available in public buildings in both English and Spanish.
- Coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.

<b>Financing:</b>	General Fund, grant funding
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<b>Time Frame:</b>	Either individually or as part of the Countywide Housing Element Technical Committee (Program 1), meet annually with FC-CC to discuss fair housing issues and opportunities for education. Assist the Housing Authority to translate fair housing materials and resources into Spanish by December 2024. Make fair housing information available on the City’s website and in public buildings by June 2025. Coordinate with fair housing providers to conduct biannual trainings for landlords and property owners.
<b>Implementation Responsibility:</b>	Community Development Department, Fresno Housing Authority
<b>Quantified Objective:</b>	Not applicable
<b>Relevant Policies:</b>	Policy 5.1

**Program 28: Improve Access to Resources**

The City shall take the following actions to improve access to resources and opportunities citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:

- Work with Fresno County Rural Transit Agency (FCRTA) and other jurisdictions in the county to develop a fact sheet, or similar informational materials, of FCTA programs to be posted on the City’s website, social media, and in public buildings by January 2026, and advertised annually in the City’s newsletter to help connect seniors and other residents to services in the city and throughout the county.
- Prioritize projects that facilitate place-based revitalization through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.
- ~~Post information about flood-related resources on the City’s website and provide public notices in utility bills or other direct methods to neighborhoods at risk of flooding, including the Riverbottom neighborhood and other areas adjacent to the Kings River.~~
- Ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and agricultural uses and highways and working with developers as projects are proposed to mitigate impacts associated with emissions from agricultural industries and traffic and facilitate access to healthy outdoor spaces.
- Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Refer to each bulleted action for specific timeframes.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Improve access to resources and reduce displacement risk resulting from a variety of factors for at least 15 residents.
<b>Relevant Policies:</b>	Policy 3.1, Policy 3.5, Policy 5.1, Policy 5.2

### Quantified Objectives

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal to achieve based on needs, resources, and constraints. **Table 1K-1** shows the quantified objectives for the 2023-2031 Housing Element planning period. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

**Table 1K-1 Summary of Quantified Objectives –2023-2031**

Program Types	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA	67	108	79	137	384	775
<b>New Construction</b>						
Program 8	67	108	79	137		391
Program 9	5	5	10			20
Program 10	10	10	20			40
Program 11	67	108	79			254
Program 13	5	5	5	15	5	35
Program 15				15	15	5
<b>Rehabilitation</b>						
Program 21			5			2
<b>Conservation</b>						
Program 12			17			17

Source: City of Parlier, April 2023

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.

## SECTION 1K-2: SITES INVENTORY

### AB 1233 RHNA Carryover Analysis

AB 1233 (2005) applies to housing elements since January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle.

In the previous planning period, the RHNA assigned to the City of Parlier was 588 units (110 very low-income, 82 low-income, 77 moderate-income, and 319 above moderate-income units). The previous RHNA period covered from January 1, 2015 through June 30, 2023. The 2015 Housing Element identified a capacity for at least 653 dwelling units that could be accommodated on residential-zoned properties, through a mix of planned/approved projects, vacant site capacity, and the prezone and annexation of at least five (5) acres to the R-3 zone district (“5<sup>th</sup> Cycle Program 4”). The parcels below were identified as a candidate for prezoning and annexation:

- APN 353-061-53 (18.33 acres);
- APN 353-390-21 (17.17 acres);
- APN 358-390-13 (18.86 acres);
- and a portion of 353-061-46 (37.49 acres).

**Table 1K-2 5th Cycle RHNA Summary**

	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
<b>2015-2023 RHNA</b>	<b>110</b>	<b>82</b>	<b>77</b>	<b>319</b>	<b>588</b>
Planned or Approved Projects	49	151	90	232	522
Capacity on Vacant Sites				70	70
<b>Subtotal Surplus/(Deficit)</b>	<b>(61)</b>	<b>69</b>	<b>13</b>	<b>(17)</b>	<b>4</b>
<b>5<sup>th</sup> Cycle Program 4</b>	<b>61</b>				
<b>Grand Total Surplus/(Deficit)</b>	<b>0</b>	<b>69</b>	<b>13</b>	<b>(17)</b>	<b>65</b>

*Note: Surplus capacity for moderate-income units can be credited toward the above moderate-income RHNA requirement.*

The City did not implement 5<sup>th</sup> Cycle Program 4. While housing construction and prezonings and subsequent annexation of other properties occurred, they did not fulfill the City’s very low-income category RHNA shortfall.



The following analysis is conducted to determine if the City has incurred a RHNA penalty for not completing the prezonings as outlined in the 2015 Housing Element. The potential AB 1233 penalty will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category. To determine any potential penalty, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed (by income) since 2015 to date by income/affordability level;
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites (not requiring rezoning) identified in the Housing Element; and
- Step 3: Subtracting the number of units that could be accommodated by rezonings and prezonings that did occur; including:
  - Rezoning, prezonings, and annexations identified in the Housing Element; and
  - Rezoning, prezonings, and annexations that occurred independent of the Housing Element.

### **Progress toward Fifth Cycle RHNA**

#### **Units Built**

Since January 1, 2015, the City experienced an increase of 227 new residential units, including 126 very-low income, 53 low-income, and 48 moderate-income dwelling units. **Table 1K-3** identifies the large affordable housing projects that were completed since 2015.

**Table 1K-3 Summary of Large Affordable Housing Developments –2015-2023**

<b>Development Name</b>	<b>Developer</b>	<b>Dwelling Units</b>	<b>Tenure</b>	<b>Deed Restricted?</b>	<b>Density (units per acre)</b>
Oak Grove Commons	Fresno Housing Authority	56	Renter	Yes	11.62
Orchard Commons	Fresno Housing Authority	41	Renter	Yes	13.44

The remaining 35 deed-restricted affordable units depicted in **Table 1K-4** were achieved through funding sources such as HOME, CDBG, and USDA funds. Deed restrictions or affordable housing agreements were used to maintain these units as affordable housing. In addition, the City annually reviewed the rent and sales price of newly constructed units in conjunction with the submittal of its Annual Progress Reports to HCD and determined 95 homes were affordable to low- and moderate-income households without public subsidies. A summary of all units constructed is depicted below in **Table 1K-4**.

**Table 1K-4 Housing Units Constructed, Parlier, January 1, 2015 – December 2022**

Affordability Methodology	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
Deed-Restricted Affordable	101	31	0	N/A	132
Affordable Based on Rent and Sales Price	25	22	48	N/A	95
Market-Rate Housing				0	0
<b>Total</b>	<b>126</b>	<b>53</b>	<b>48</b>	<b>0</b>	<b>227</b>

Sources: City of Parlier building permit data; Annual Reports to HCD 2015-2022.

### **AB 1233 Sites Analysis**

Table 1K-5 includes the sites identified in the 2015 Housing Element to determine the remaining development capacity of appropriately zoned sites. As depicted below, the remaining available capacity from the 5<sup>th</sup> Cycle inventory was only sufficient for above-moderate income households.

Table 1K-5 Available 5th Cycle-Identified Sites

APN	GP Des.	Zoning	Parcel Size (acres)	Realistic Capacity	Affordability
35502119	Low Density Residential	R-1	48.78	284	Above Moderate
35506221	Medium Density Residential	R-1	0.07	1	Above Moderate
35507135	Medium Density Residential	R-1	0.13	1	Above Moderate
35507266	Medium Density Residential	R-1	0.01	1	Above Moderate
35507285	Medium Density Residential	R-1	0.12	1	Above Moderate
35507286	Medium Density Residential	R-1	0.12	1	Above Moderate
35507290	Medium Density Residential	R-1	0.44	3	Above Moderate
35511239	Medium Density Residential	R-1	0.01	1	Above Moderate
35511240	Medium Density Residential	R-1	0.04	1	Above Moderate
35511246S	Medium Density Residential	R-1	0.18	2	Above Moderate
35511315	Medium Density Residential	R-1	0.21	2	Above Moderate
35512202	Medium Density Residential	R-1	0.20	2	Above Moderate
35512338S	Medium Density Residential	R-1	0.13	1	Above Moderate
35512511S	Medium Density Residential	R-1	0.22	2	Above Moderate
35512521S	Medium Density Residential	R-1	0.15	1	Above Moderate
35513316	Medium Density Residential	R-1	0.08	1	Above Moderate
35514509	Medium Density Residential	R-1	0.17	1	Above Moderate
35514613	Medium Density Residential	R-1	0.18	2	Above Moderate
35515168	Medium Density Residential	R-1	0.79	5	Above Moderate
35515306	Medium Density Residential	R-1	0.21	2	Above Moderate

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APN	GP Des.	Zoning	Parcel Size (acres)	Realistic Capacity	Affordability
35515332	Medium Density Residential	R-1	0.29	2	Above Moderate
35516205	Medium Density Residential	R-1	0.22	2	Above Moderate
35516209	Medium Density Residential	R-1	0.15	1	Above Moderate
35523110	Medium Density Residential	R-1	0.13	1	Above Moderate
35551024	Medium Density Residential	R-1	0.14	3	Above Moderate
36312071	Low Density Residential	R-1	0.04	3	Above Moderate
Total Capacity				327	

## AB 1233 Carry-Over Analysis Summary

**Table 1K-6** summarizes the AB 1233 carry-over analysis. Based on units constructed during the 2015 to 2023 time period, the City has a surplus of 16 units in the very low-income category and 8 units in the above moderate-income but shortfalls in the low- and moderate-income categories. The surplus in the very low-income category can be credited against its shortfall of 29 units in the low-income category. However, there remains a 13-unit shortfall in the low-income category and a 29-unit shortfall in the moderate-income category for the fifth cycle RHNA obligations. Government Code Section 65584.09 requires a city or county that failed to identify or make available adequate sites to, within the first year of the new housing element planning period, zone or rezone adequate sites to accommodate the unaccommodated portion from the prior planning period. The 42-unit shortfall will be carried forward to the sixth cycle.

**Table 1K-6 AB 1233 Carry-Over Analysis Summary, Parlier, 2015-2023**

Project	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
<b>2015-2023 RHNA</b>	<b>110</b>	<b>82</b>	<b>77</b>	<b>319</b>	<b>588</b>
Units Constructed 2015-2023 ( <b>Table 1K-4</b> )	126	53	48	0	227
Previously Identified Sites Currently Available ( <b>Table 1K-5</b> )	0	0	0	327	327
Sites Rezoned Pursuant to Housing Element Program	0	0	0	0	0
<b>Surplus/(Deficit)</b>	<b>16</b>	<b>(29)</b>	<b>(29)</b>	<b>8</b>	
<b>Unaccommodated Need from 5<sup>th</sup> Cycle</b>	<b>0</b>	<b>13</b>	<b>29</b>	<b>0</b>	<b>42</b>

Source: City of Parlier, 2022.

## Sixth Cycle Housing Element RHNA Analysis

For the sixth cycle Housing Element update, the City has been assigned a RHNA of 733 units, including 147 very low-income units, 94 low-income units, 108 moderate-income units, and 384 above moderate-income units. With the fifth cycle carryover summarized in **Table 1K-6**, the City must identify capacity for a total of 775 units, including 147 very low-, 107 low-, 137 moderate-, and 384 above moderate-income units.

### Approved Projects

The City's total RHNA obligation can be reduced by the number of new units in projects that are planned or approved. **Table 1K-7** shows an inventory of all residential projects that are (as of December 2022) approved or in the planning process. For each project the table shows the name of the development, number of units by income category, a description of the affordable units, and the current status of the project. The City has a Tentative Tract Map (TTM) approved on property that has been pre-zoned and annexed into the City for residential development (see **Table 1K-7**). This approved project accommodates 311 above moderate-income units.

Table 1K-7 Planned or Approved Projects, Parlier, December 2022

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
Tentative Tract Map 6356 (355-021-08)					311	311	No deed restrictions were proposed nor required.	Approved by City on 8/19/2021. This site has already been annexed into the City and the applicant has submitted Final Map drawings.
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>311</b>	<b>311</b>		

Source: City of Parlier, 2022

### Vacant Land

The sites inventory uses the following assumptions:

- Relation of density to income categories. The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-Income Sites.** Sites that allow a density greater than 20 units per acre and at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. This includes sites with the zoning below:
    - Sites that are zoned Multiple-Family Residential (R-3) (21.8 units per acre); and
    - Sites that are zoned Administrative and Professional Office (C-P) (21.8 units per acre).
  - **Moderate-Income Sites.** Sites that are zoned Multiple-Family Residential (R-2) and Trailer Park Residential (T-P) allow for a density up to 14.5 dwelling units per net acre. Permitted uses include one-, two- and multi-family dwellings. These areas were inventoried as feasible for moderate-income residential development.
  - **Above Moderate-Income Sites.** All other sites, which allow only single family homes at lower densities, were inventoried as above moderate-income units.
- **Realistic Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites. This estimate is fairly consistent with suburban development and the City’s development standards are not considered excessive to preclude development at the higher end of the density range.

The City evaluated the inventory of vacant sites available to accommodate the City’s RHNA and identified a number of sites to accommodate their RHNA. **Table 1K-8** provides the characteristics of each site, including zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. The inventory depicts the vacant sites with the implementation of Program 5: Rezoning and Prezoning/Annexation for RHNA. The properties subject to this program are indicated in bold. **Figure 1K-1** maps the location of each site in the city. None of the sites below have been identified in the past two planning cycles to accommodate lower income housing need.

Table 1K-8 Parlier 6<sup>th</sup> Cycle Vacant and Underutilized Sites Inventory, Parlier, December 2022

Site No.	APN	GP Des.	Zoning	Min. Density	Max. Density	Parcel Size (acres)	Max. Capacity	Realistic Capacity	Affordability	Constraints
1	35502 119	Low Density Residential	R-1	0	7.26	48.78	355	284	Above Moderate	None
2	35502 123	Medium Density Residential	R-2	5.6	14.52	9.55	139	111	Moderate	None
3	35503 127	High Density Residential <sup>a</sup>	R-3 <sup>c</sup>	14.6	21.78	8.85	193	155	Lower	None
4 <sup>c</sup>	35839 013	High Density Residential	R-3	5 <sup>c</sup> .6	21.78	8.70 <sup>b</sup>	190	152	Lower	None
Lower-Income Capacity								307		
Moderate-Income Capacity								111		
Above Moderate-Income Capacity								284		
Total Vacant Land Capacity								702		

<sup>a</sup> Subject to City-initiated general plan amendment and rezone.

<sup>b</sup> This site is subject to annexation.

<sup>c</sup> Parcel size represents only the northern portion of the parcel planned for High Density Residential land uses.

Source: City of Parlier, December 2022



## RHNA Summary

**Table 1K-9** provides a summary of Parlier’s ability to meet the 2023-2031 RHNA. The total RHNA for the 2023-2031 RHNA, including the 5<sup>th</sup> cycle carryover is 775 units, with 254 lower-income units and 137 moderate-income units, and 384 above moderate-income units. After accounting for the 311 above moderate-income units in planned and approved projects, the City needs to provide capacity for at least 147 very low-, 107 low-, 137 moderate-, and 73 above moderate-income units. Based on the available capacity on vacant sites within the existing City limits, Parlier cannot accommodate the total RHNA. While the City has a surplus capacity for above moderate-income units, it cannot be used to fulfill the shortfall for units in the lower income categories. With incorporation of Program 5, the City would satisfy its RHNA and have a surplus capacity of 238 dwelling units.

**Table 1K-9 RHNA Summary, Parlier, November 2022**

Project	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
<b>2023-2031 RHNA</b>	<b>147</b>	<b>94</b>	<b>108</b>	<b>384</b>	<b>733</b>
5th Cycle Carryover	0	13	29	0	42
<b>Total 2023-2031 RHNA</b>	<b>147</b>	<b>107</b>	<b>137</b>	<b>384</b>	<b>775</b>
Planned or Approved Projects (Table 1K-7)	0	0	0	311	311
<b>Capacity Needed</b>	<b>147</b>	<b>107</b>	<b>137</b>	<b>73</b>	<b>464</b>
Capacity on Vacant Sites with Implementation of Program 5 (Table 1K-8)	307		111	284	702
<b>Total Surplus/(Deficit)</b>	<b>53</b>		<b>(26)</b>	<b>211</b>	<b>238</b>

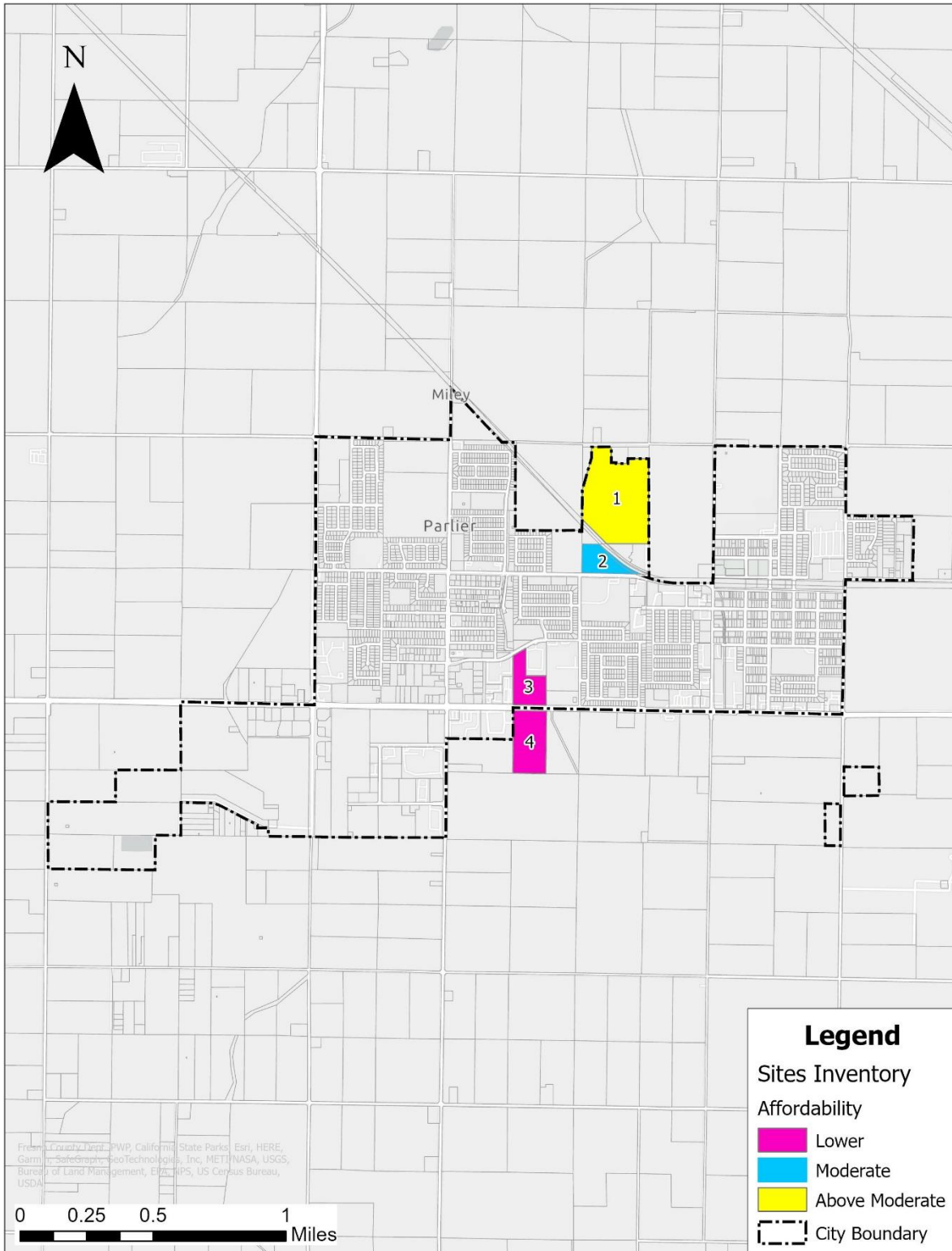
*Note: Surplus capacity for lower-income units can be credited toward the moderate-income RHNA requirement.*

*Source: City of Parlier.*

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Figure 1K-1 Parlier Sites Inventory



**APPENDIX 1K: CITY OF PARLIER**

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## Availability of Infrastructure and Services

The City of Parlier provides water and sewer services to residents and businesses in the City. The City does not currently have enough water or sewer capacity to adequately serve its RHNA. However, ~~however~~ improvements to two ~~additional~~ water wells are under construction and will be made operational in 2024 that ~~once constructed~~ will provide adequate water supply to serve ~~accommodate this additional need the~~ RHNA demand. Additionally, ~~t~~The City received a \$12 million grant to upgrade and repair the wastewater treatment plant, which ~~is anticipated in 2024 to~~ will provide the necessary capacity to accommodate the ~~additional~~ RHNA demand ~~wellings~~ within the planning period. Program 6, Water and Wastewater Service, commits the City to completing the sewer upgrade within the planning period.

## Realistic Development Potential

In determining the realistic capacity for the City’s inventory of sites, the City considered land use controls and site improvements and assumed an 80 percent adjustment to the maximum number of units on the site to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or are planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80 percent adjustment. To confirm this realistic capacity assumption, the City also considered and evaluated the implementation of its current multifamily development standards (e.g., setbacks, building height, parking, density requirements, land use controls, water and wastewater access, and open space requirements), as well as project examples from nearby cities with similar development standards to determine approximate density and unit capacity so as to not over-project unit potential. Examples of recent multifamily projects, including projects in commercial zones, in Parlier are identified in **Table 1K-10 Realistic Capacity Project Examples**.

The average buildout capacity of all multifamily residential projects included in **Table 1K-10** is 84 percent. While these projects show that the average development capacity of multifamily projects exceeds the assumed 80 percent buildout capacity, the City has chosen to keep the more conservative buildout assumption of 80 percent in projecting anticipated units for inventory sites identified above in **Table 1K-8**.

**Table 1K-10 ~~Table 1K-1~~ Realistic Capacity Project Examples**

<u>Project Name</u>	<u>Affordability</u>	<u>Acres</u>	<u>Project Status</u>	<u>General Plan / Zoning</u>	<u>Max. Allowable Density (du/ac)</u>	<u>Total Project Units</u>	<u>Max. Allowable Units</u>	<u>Realistic Capacity</u>
<u>La Paz Villa</u>	<u>Lower</u>	<u>3.98</u>	<u>Constructed</u>	<u>MDR / R-2</u>	<u>14.5</u>	<u>81</u>	<u>57</u>	<u>142%</u>
<u>Parlier Migrant Center</u>	<u>Lower</u>	<u>13.58</u>	<u>Constructed</u>	<u>HDR / R-3</u>	<u>14.5</u>	<u>131</u>	<u>295</u>	<u>44%</u>
<u>Tuolumne Village Apartments</u>	<u>Lower</u>	<u>5.76</u>	<u>Constructed</u>	<u>HDR / R-3</u>	<u>21.8</u>	<u>81</u>	<u>125</u>	<u>65%</u>

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<u>Project Name</u>	<u>Affordability</u>	<u>Acres</u>	<u>Project Status</u>	<u>General Plan / Zoning</u>	<u>Max. Allowable Density (du/ac)</u>	<u>Total Project Units</u>	<u>Max. Allowable Units</u>	<u>Realistic Capacity</u>
<a href="#"><u>Parlier-Parkwood Apartments</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>3.25</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>HDR / R-3</u></a>	<a href="#"><u>21.8</u></a>	<a href="#"><u>70</u></a>	<a href="#"><u>70</u></a>	<a href="#"><u>100%</u></a>
<a href="#"><u>Quail Run Apartments</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>5.01</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>HDR / R-3</u></a>	<a href="#"><u>21.8</u></a>	<a href="#"><u>106</u></a>	<a href="#"><u>109</u></a>	<a href="#"><u>97%</u></a>
<a href="#"><u>Salandini Villa</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>8.67</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>HDR / R-3</u></a>	<a href="#"><u>21.8</u></a>	<a href="#"><u>148</u></a>	<a href="#"><u>188</u></a>	<a href="#"><u>79%</u></a>
<a href="#"><u>Quail Ridge Apartments</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>3.38</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>MDR / R-2</u></a>	<a href="#"><u>21.8</u></a>	<a href="#"><u>62</u></a>	<a href="#"><u>49</u></a>	<a href="#"><u>127%</u></a>
<a href="#"><u>Avila Avenue Apartments</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>2.95</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>MDR / R-2</u></a>	<a href="#"><u>14.5</u></a>	<a href="#"><u>33</u></a>	<a href="#"><u>42</u></a>	<a href="#"><u>79%</u></a>
<a href="#"><u>Avila Avenue Apartments</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>2.17</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>MDR / R-2</u></a>	<a href="#"><u>14.5</u></a>	<a href="#"><u>24</u></a>	<a href="#"><u>31</u></a>	<a href="#"><u>77%</u></a>
<a href="#"><u>Bella Vista Apartments</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>2.54</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>HDR / R-3</u></a>	<a href="#"><u>14.5</u></a>	<a href="#"><u>47</u></a>	<a href="#"><u>55</u></a>	<a href="#"><u>85%</u></a>
<a href="#"><u>Orchard Commons</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>3.29</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>HDR / R-3</u></a>	<a href="#"><u>21.8</u></a>	<a href="#"><u>41</u></a>	<a href="#"><u>71</u></a>	<a href="#"><u>58%</u></a>
<a href="#"><u>Parlier Plaza Apartments</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>3.131</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>C-P</u></a>	<a href="#"><u>21.8</u></a>	<a href="#"><u>40</u></a>	<a href="#"><u>68</u></a>	<a href="#"><u>59%</u></a>
<a href="#"><u>Oak Grove Commons</u></a>	<a href="#"><u>Lower</u></a>	<a href="#"><u>4.7</u></a>	<a href="#"><u>Constructed</u></a>	<a href="#"><u>MDR / R-2</u></a>	<a href="#"><u>21.8</u></a>	<a href="#"><u>56</u></a>	<a href="#"><u>68</u></a>	<a href="#"><u>82%</u></a>
<a href="#"><u>Average Multifamily Projects</u></a>								<a href="#"><u>84%</u></a>

*Source: City of Parlier, 2024.*

## SECTION 1K-3: LOCAL ASSESSMENT OF FAIR HOUSING

### Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”<sup>1</sup>

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty (R/ECAP), disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the City of Parlier, Government Code Section 65583 (c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, a Multijurisdictional Housing Element was completed for the cities of Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, Selma, and the County of Fresno, including a regional AFH and each participating jurisdiction prepared a local AFH.

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and preparation of this AFH, the City of Parlier identified factors that contribute to fair housing issues. These contributing factors are included in **Table 1K-1718, Factors Contributing to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in **Section 1K-1, Action Plan**.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high-resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

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<sup>1</sup> California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf).

## Outreach

### *Community Workshop*

On September 21, 2022, the City of Parlier held a Community Workshop to provide information on the Housing Element and solicit input from the community. The City notified the community of this meeting with flyers distributed in English and Spanish through the Fresno County of Governments (FCOG) listserv of regional stakeholders and community-based organizations (CBOs) and through the Fresno County Authority, created Eventbrite registration pages in both English and Spanish, and posted the event flyer on the City's Facebook page. The Eventbrite pages and flyers advertised that the meeting would provide Spanish-language interpretation, refreshments, and activities for children. Flyers were also distributed through the Fresno Housing Authority to affordable housing residents.

A total of eight participants attended the workshop in person. Additionally, the City of Parlier also streamed the meeting to their YouTube channel to provide access for residents unable to attend the workshop.

During the workshop, participants identified the high cost of construction as a constraint on affordable development, which results in subsequently high prices for new market-rate single-family housing that is in turn a barrier to homeownership. Participants discussed alternative approaches to homeownership and increasing opportunities for housing mobility at a range of affordability levels, including potential for increasing mixed-use residential opportunities in the city, which was proposed to also increase access to resources and amenities and maximize existing infrastructure systems. Participants also expressed interest in sweat-equity housing products and construction of smaller unit types, such as condominiums and apartment-style units, for homeownership under a lease to purchase housing program. Due to the high cost of building new housing, City staff suggested accessory dwelling units (ADUs) as an affordable alternative that uses existing infrastructure and as an opportunity for seniors and persons with disabilities. City staff noted that there is a property owner in Parlier who is acquiring single-family zoned parcels with the intention of developing secondary units. In addition to opportunities to provide new housing opportunities through non-traditional means, participants identified a need to implement incentives and programs to attract developer interest, including updating the City fee schedule to ensure that fees will be sufficient to cover infrastructure costs, while providing reduced fees for affordable developers, and as a possible opportunity to create a housing trust fund.

Following the workshop, the City posted English and Spanish copies of the workshop presentation on the Fresno County Multijurisdictional Housing Element Update website for residents to access at their convenience. Feedback received during this workshop was used to inform this AFH, as well as associated programs, as identified in **Table 1K-1718, Factors Contributing to Fair Housing Issues**.

### *Study Session*

A study session was held with the City Council at the regular meeting on October 20, 2022, to discuss the Housing Element Update and process. The study session was open to the public and held in person. Commentary was limited and no public comment related to fair housing was received at the meeting, questions instead focused on the implications of Senate Bill (SB) 9.



## Fair Housing Issues

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2021 TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$27,750 annually for a family of four in 2022).

As seen in Figure 3-1, Regional TCAC/HCD Opportunity Areas in Chapter 3, Regional Assessment of Fair Housing, most of Fresno County, particularly in the incorporated cities, is primarily a mix of low-resource or moderate-resource areas and areas of high segregation and poverty, with pockets of high-resource designations. Parlier is designated predominantly as an area of high segregation and poverty and low resource.

## ***Patterns of Integration and Segregation***

### ***Income Distribution***

Locally, the TCAC/HCD Opportunity Area Maps designates the two census tracts in Parlier west of South Newmark Avenue as High Segregation and Poverty (**Figure 1K-2, Local TCAC/HCD Opportunity Areas**). The tract that includes the far northeast corner of the city where the Parlier High School, Parlier Alternative Education, Parlier Unified School District facilities, two parks, and the Zediker neighborhood are located is designated high resource. However, this tract includes primarily agricultural lands outside of the city limits, which may influence the data. The tract that includes the southeast corner of the city, encompassing Cesar E. Chavez Elementary School and the South Newmark/South Zediker neighborhoods, is designated low resource. Despite the low-resource High Segregation and Poverty designation, this tract contains Parlier Junior High School, Ben Benavidez Elementary School, John C Martinez Elementary School, the Parlier Branch Library, Veterans Park, retail commercial, two supermarkets, transit access with transferless stops to Kingsburg, Fowler, Selma, Reedley, Orange Cove, Sanger, and Fresno- in addition to the majority of new residential growth in the city. Given the amount of public facilities in these areas, significant investment, such as water and wastewater treatment improvements, has been directed toward this low resource designated area. The majority of the High Segregation and Poverty area possess sidewalks on both sides of the street. Where missing, the Active Transportation Plan planned sidewalk and traffic calming improvements. In total, the City intends to seek grant funding to construct over 13 miles of walking and bicycling facilities in the High Segregation and Poverty Area.

The High Resource Area, where the least amount of new residential development has occurred, contains Parlier High School, Earl Ruth Park, and Maxco Supply. The majority of streets with sidewalks on only one side of the street exist in the High Resource Area. There are no significant barriers to prevent persons from traversing between the two areas.

According to the American Community Survey (ACS), the citywide median household income in 2020 was \$37,434, well below the statewide median of \$78,672 and the Fresno County median of \$57,109. Parlier's block groups for which the median household income falls below \$30,000 are found in the low-resource designated South Newmark/South Zediker neighborhood on the southeast corner of the city, which features small residential units, and where the SunWest Fruit Company and many of the city's commercial uses are also found (**Figure 1K-3, Local Median Income in Parlier**). The southwest corner of the city also has a median income below \$30,000, which likely reflects the presence of Salandini Villa, a 146-unit affordable multifamily complex, as the remainder of the area is predominantly plant nurseries, agricultural processing, and light industrial uses. Block groups with median household incomes between \$30,000 and \$55,000 comprise the remainder of the city and correspond with census tracts designated as High Segregation and Poverty on TCAC/HCD opportunity maps. As with the location of Salandini Villa, seven of the nine affordable multifamily complexes are within the central portion of the city, which is likely to account for the particularly low income in this area.

The La Paz/Foothill neighborhood along the western edge of the city has a median income of \$55,158 and, although this is considered a higher-income area within the city, it is included in the TCAC High Segregation and Poverty-designated area and is home to the La Paz affordable housing complex, and a mix of single-family and multifamily residential neighborhoods and commercial uses, including the Parlier Migrant Center and Parlier Migrant Child Care Center. The City's highest-income tract is found in the northeast high-resource designated Zediker neighborhood, with a median income of \$63,542. The higher resource designation in this area is likely due to the slightly higher income and presence of educational and recreation facilities within the block group. This neighborhood includes slightly larger homes than in other parts of the city, as well as the Parlier Orchard Apartments affordable housing development. However, despite the slightly higher income in this neighborhood relative to others in Parlier, most residents in the city earn incomes below the state median.

Throughout Parlier, residents experience generally low access to resources compared to other communities in the county, with access varying only slightly by income, which may reflect more meaningful differences in access to other opportunity area factors, including the TCAC/HCD education score, which identifies all areas outside of the Zediker neighborhood as having less positive educational score outcomes, and the TCAC/HCD Economic Domain Score, which is highest in the Zediker neighborhood and indicates the lowest economic conditions in the South Newmark/South Zediker neighborhoods (**Figure 1K-4, Local TCAC/HCD Education Domain Score**, and **Figure 1K-5, TCAC Economic Domain Score**).

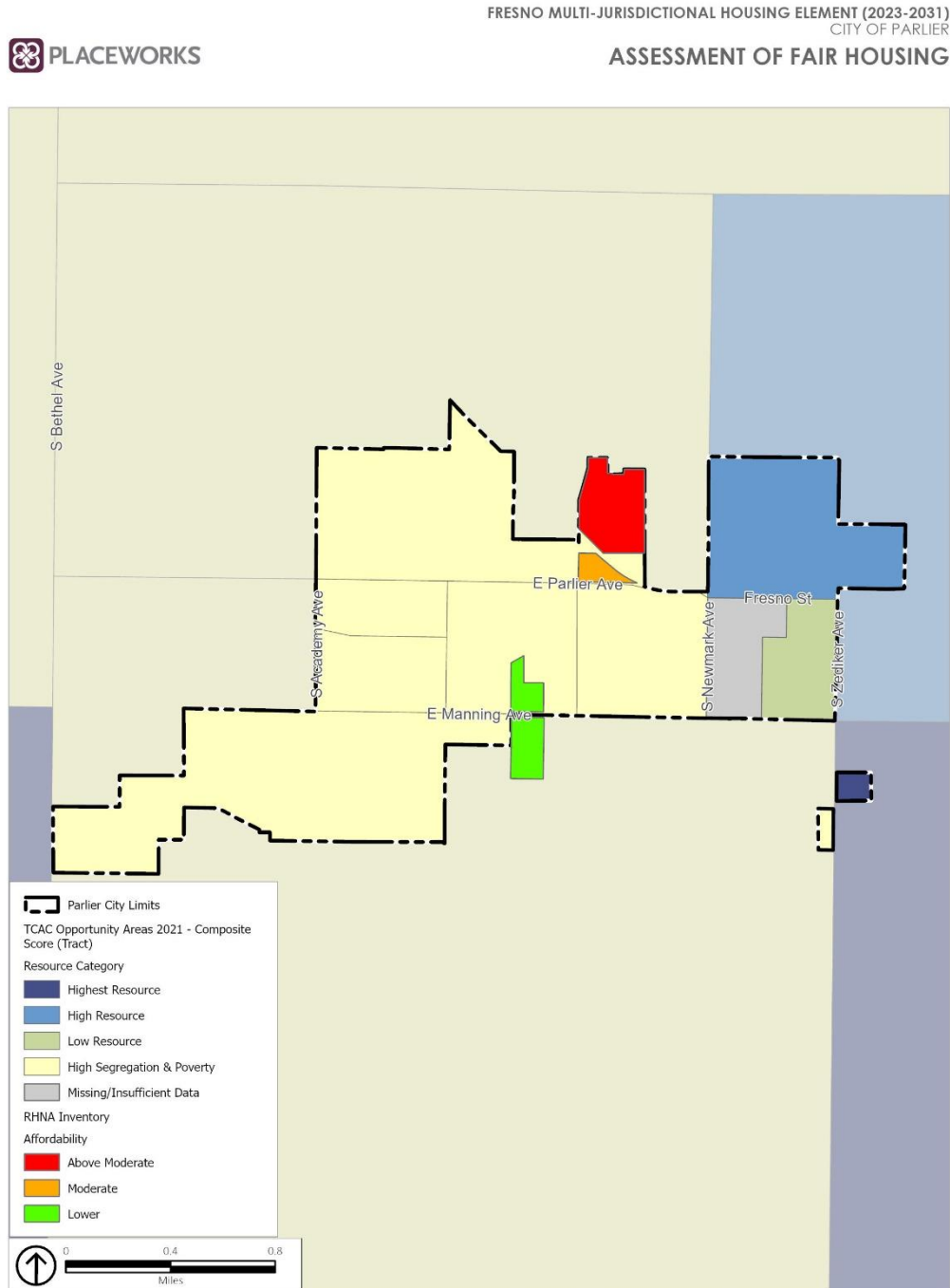
In Parlier, 26.6 percent of households make less than 30.0 percent of the area median income (AMI), which is considered extremely low income, corresponding with the United States Department of Housing and Urban Development (HUD) poverty threshold of \$27,750. Higher rates of poverty by census tract are found in the city's lowest-income neighborhoods west of South Newmark Avenue, where 36.5 to 36.9 percent of households are below the poverty line (**Figure 1K-6, Local Poverty Rates**). East of South Newmark Avenue, the poverty rate is 15.1 percent, which includes the South Newmark/South Zediker neighborhood where the lowest incomes in the city are found. In this area, the housing typology and proximity to nonresidential uses in this lower neighborhood suggests that housing is likely more affordable in this area.

The spatial distribution of income and poverty in Parlier has changed between 2014 and 2020. In 2014, the entire city had a median income below \$40,000, including the tract east of South Newmark Avenue, which had the highest median income in 2020, though still lower than the state median. The central portion of the city had a poverty rate of 34.0 percent in 2014, which was slightly lower than these neighborhoods in 2020, as discussed previously. In the farthest southwestern tract, which also includes lands outside of the city limits, 46.3 percent of households were below the poverty threshold in 2014, whereas the 2016-2020 ACS poverty rate had dropped to 36.9 percent. This data indicates that Parlier has a marginal variance between higher- and lower-income areas, which have shifted slightly over time, particularly in the northeastern neighborhoods in the city.

## APPENDIX 1K: CITY OF PARLIER

Programs 5 (Rezoning and Prezoning/Annexation for RHNA), 8 (Affordable Housing Incentives), 16 (Zoning Code Amendments), ~~and~~ 21 (Objective Design Standards), [and 28 \(Improve Access to Resources\)](#) would encourage the development of affordable housing and improve access to higher opportunity areas for lower-income households.

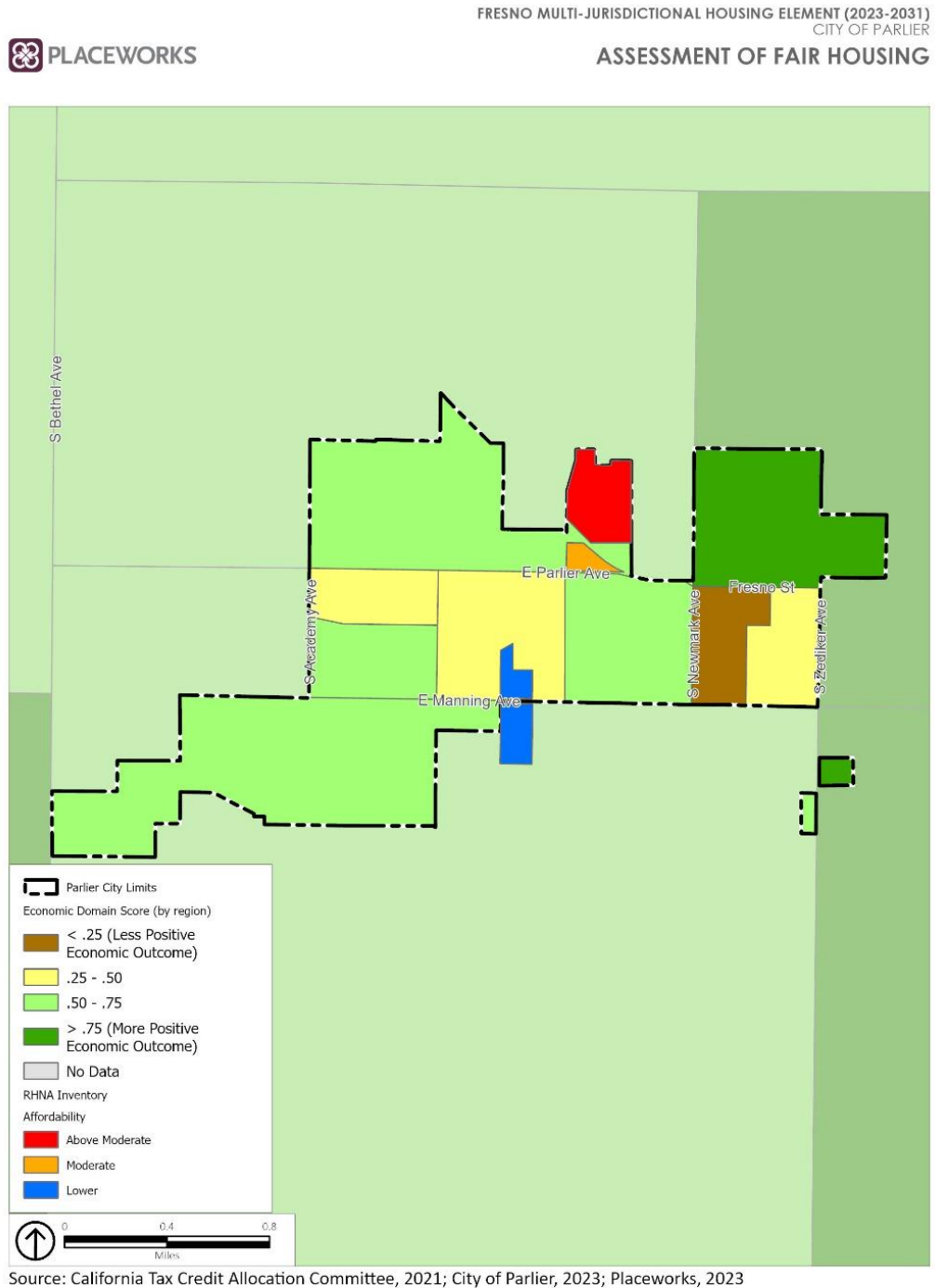
Figure 1K-2 Local TCAC/HCD Opportunity Areas



Source: California Tax Credit Allocation Committee, 2021; City of Parlier, 2023; Placeworks, 2023

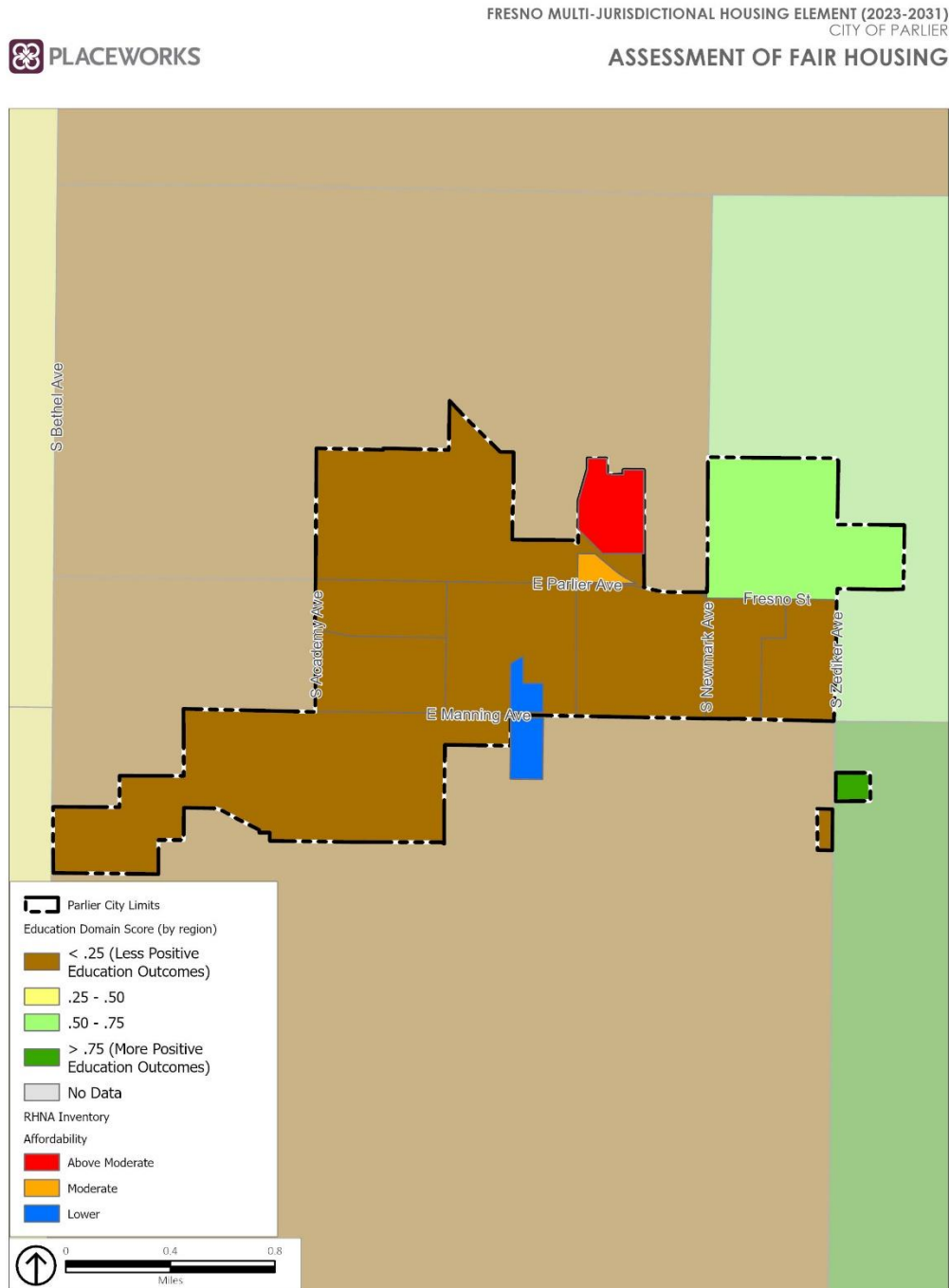
TCAC Opportunity Areas - Composite, by Census Tract

Figure 1K- 3 Local Median Income In Parlier



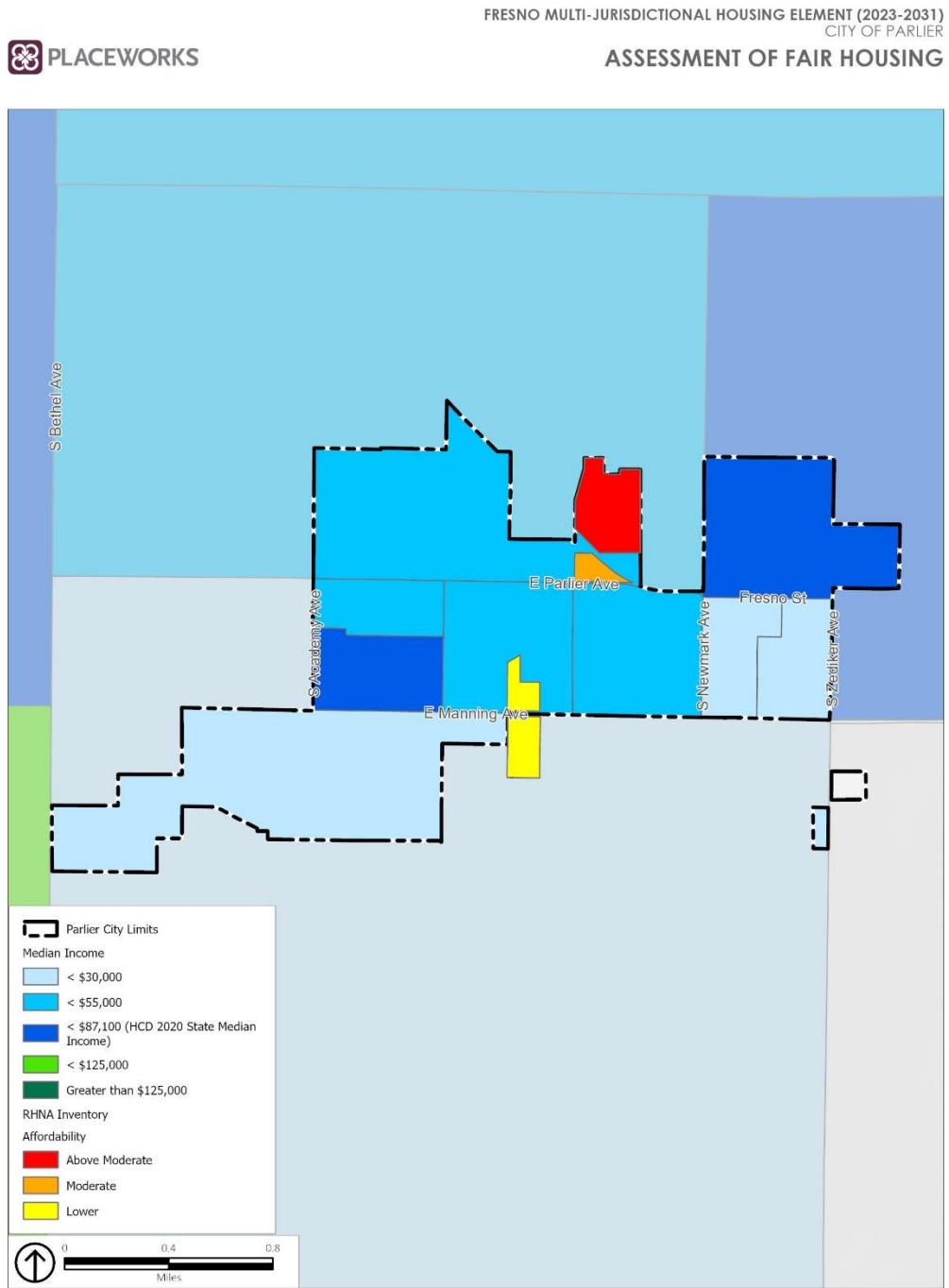
TCAC Opportunity Areas - Economic, by Census Tract

Figure 1K-4 Local TCAC/HCD Educational Domain Score



TCAC Opportunity Areas - Education, by Census Tract

Figure 1K-5 Local TCAC/HCD Economic Domain Score

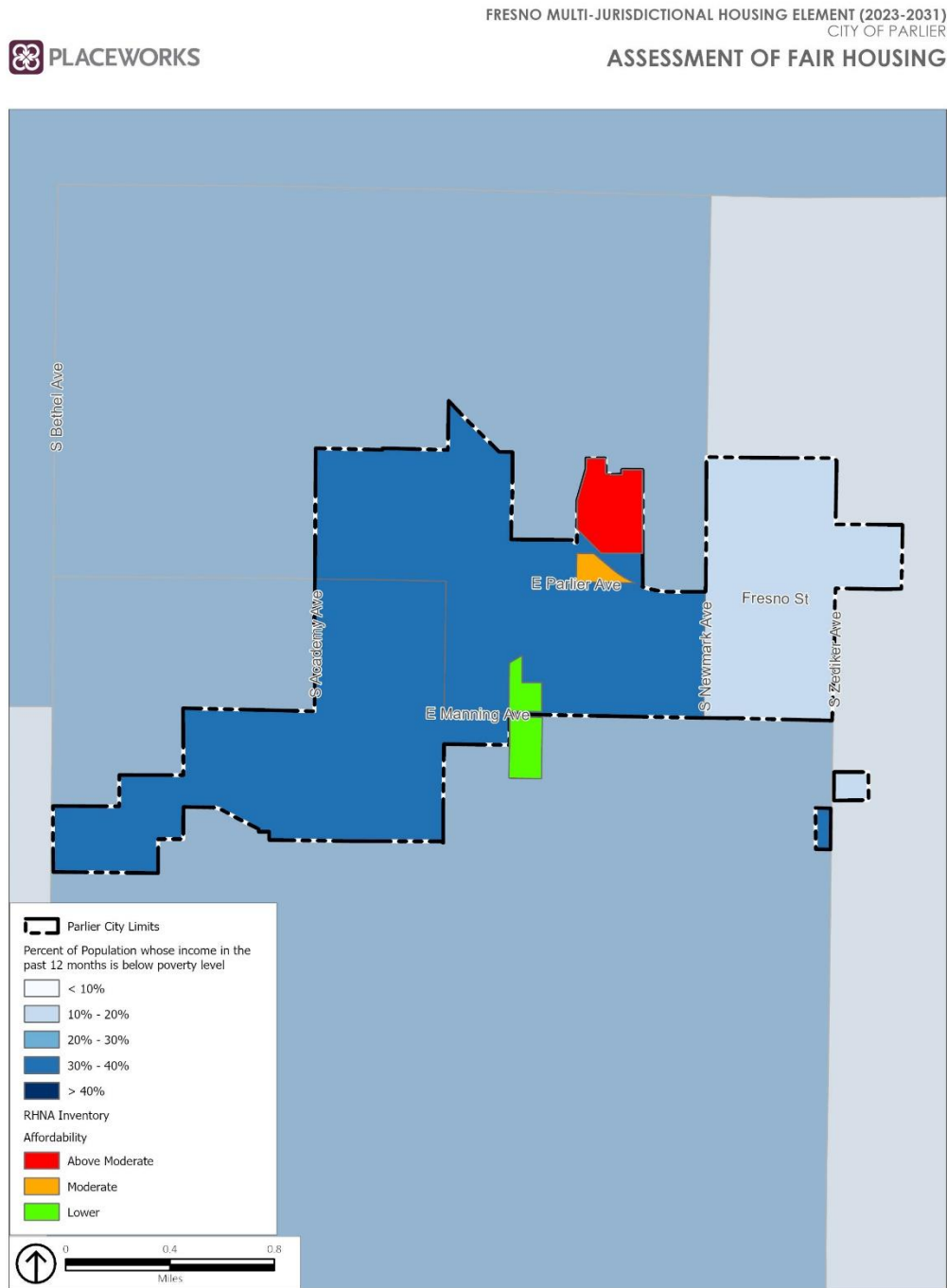


Source: US Census (American Communities Survey 2015-2019); City of Parlier, 2023; Placeworks, 2023

Median Income, by Census Block Group



Figure 1K-6 Local Poverty Rates



Source: US Census (American Communities Survey 2015-2019); City of Parlier, 2023; Placeworks, 2023

Percent of Population with Income Below the Poverty Line, by Census Tract

### ***Racial and Ethnic Characteristics***

Parlier's largest demographic group is Hispanic, comprising 97.6 percent of the city's population, the highest proportion of Hispanic residents among all Fresno County jurisdictions. Overall, communities of color residents comprise 98.6 percent of the city's population and White non-Hispanic residents comprise just 1.4 percent. Non-White and non-Hispanic residents each comprise less than 1.0 percent of the city's population.

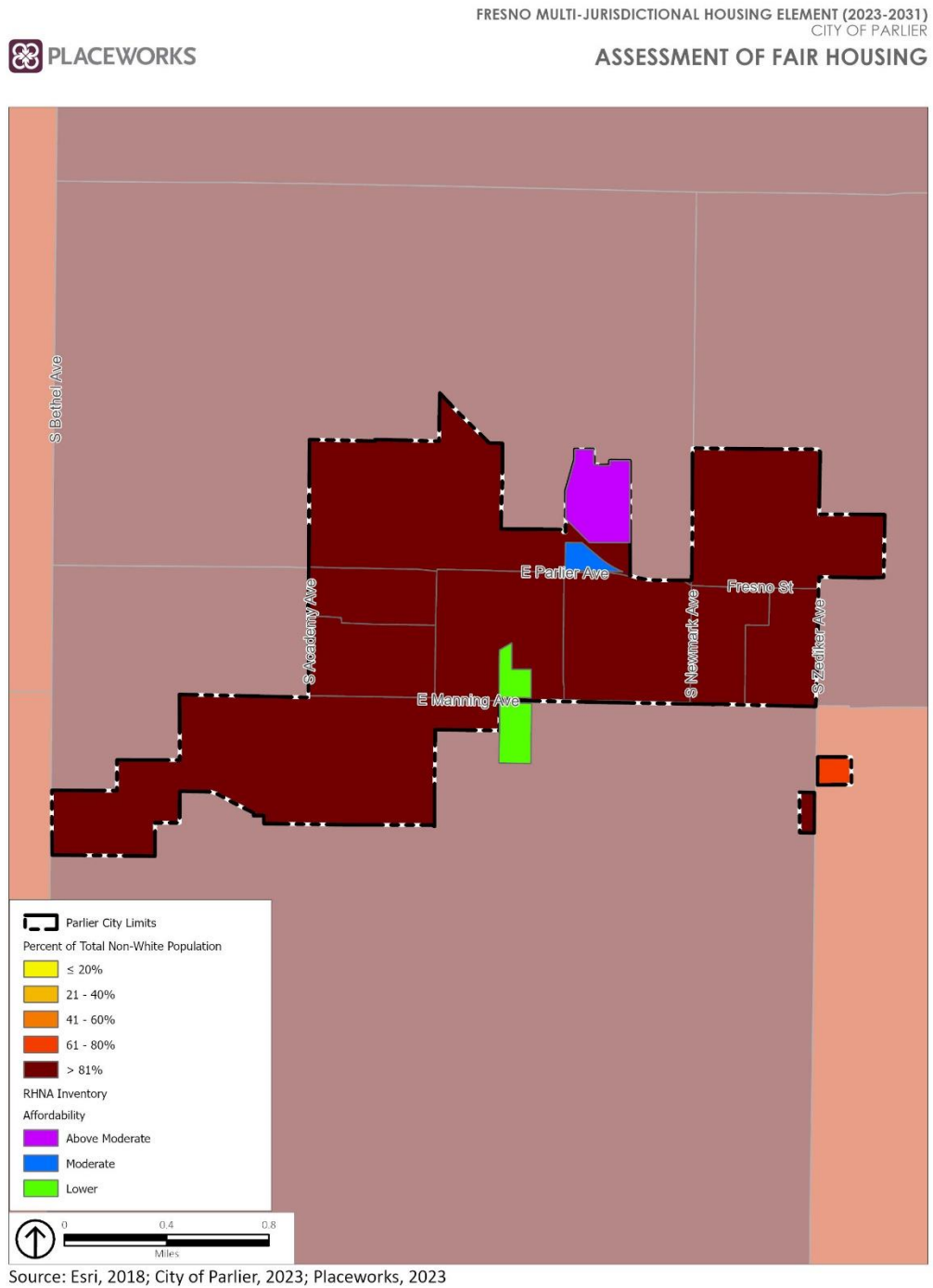
Given the high rate of non-White residents, there is little variation in demographic composition throughout the city (**Figure 1K-7, Local Racial Demographics**). The distribution of non-White residents ranges from 95.4 percent in the northeast quadrant to between 98.3 and 99.5 percent in the central block groups. The proportion of non-White residents in Parlier has remained consistent between 2013 and 2020, while the proportion of White non-Hispanic residents dropped one-half of a percentage point.

With the exception of the TCAC/HCD high- and low-resource designated areas, all of Parlier is identified as a TCAC/HCD Area of High Segregation and Poverty, which indicates a fair housing concern. Although the regional 2021 TCAC/HCD Opportunity Map methodology was used during the preparation of this AFH chapter, the data that methodology relied on for the United States Department of Housing and Urban Development's (HUD's) Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) designation is from 2013 and prior. Therefore, the 2023 COG Geography TCAC/HCD Opportunity Map - High Segregation and Poverty indicator is used instead. It uses the same methodology for measuring high segregation and poverty areas as the 2023 TCAC/HCD Opportunity Map. The 2023 TCAC/HCD Opportunity Map includes a poverty concentration and racial segregation filter that aligns with HUD's R/ECAP methodology but is intended to more effectively reflect the level of racial and ethnic diversity unique to many parts of California.

The 2023 methodology identifies areas of concentrated poverty where at least 30 percent of the population is living below the poverty line. The filter relies on a measure of racial segregation to capture the block groups and/or tracts that have a disproportionate share of households of color. The HUD R/ECAP metric sets an absolute threshold that does not account for substantial variation in the racial and ethnic population across California's counties. To reflect unique racial and poverty interrelationships individual to the jurisdiction, a relative segregation measure is calculated at the block group/census tract level in the 2023 methodology to identify how much more segregated that area is relative to Fresno County overall. Local geographical areas that have both a poverty rate of over 30 percent and are designated as being racially segregated are filtered into the "High Segregation and Poverty" category. In Parlier, the entire portion of the city west of South Newmark Avenue meets the defining parameters of an Area of High Segregation and Poverty, indicating that there is a high risk of households being displaced (**Figure 1K-8, Areas of High Segregation and Poverty**). The City does not contain any Racially Concentrated Areas of Affluence (RCAAs), defined by HUD as census tracts in which the total population that identifies as White is 1.25 times higher than the average percentage of the total White population in the local COG (60.3 percent in FCOG) and a median income that is 1.5 times higher.

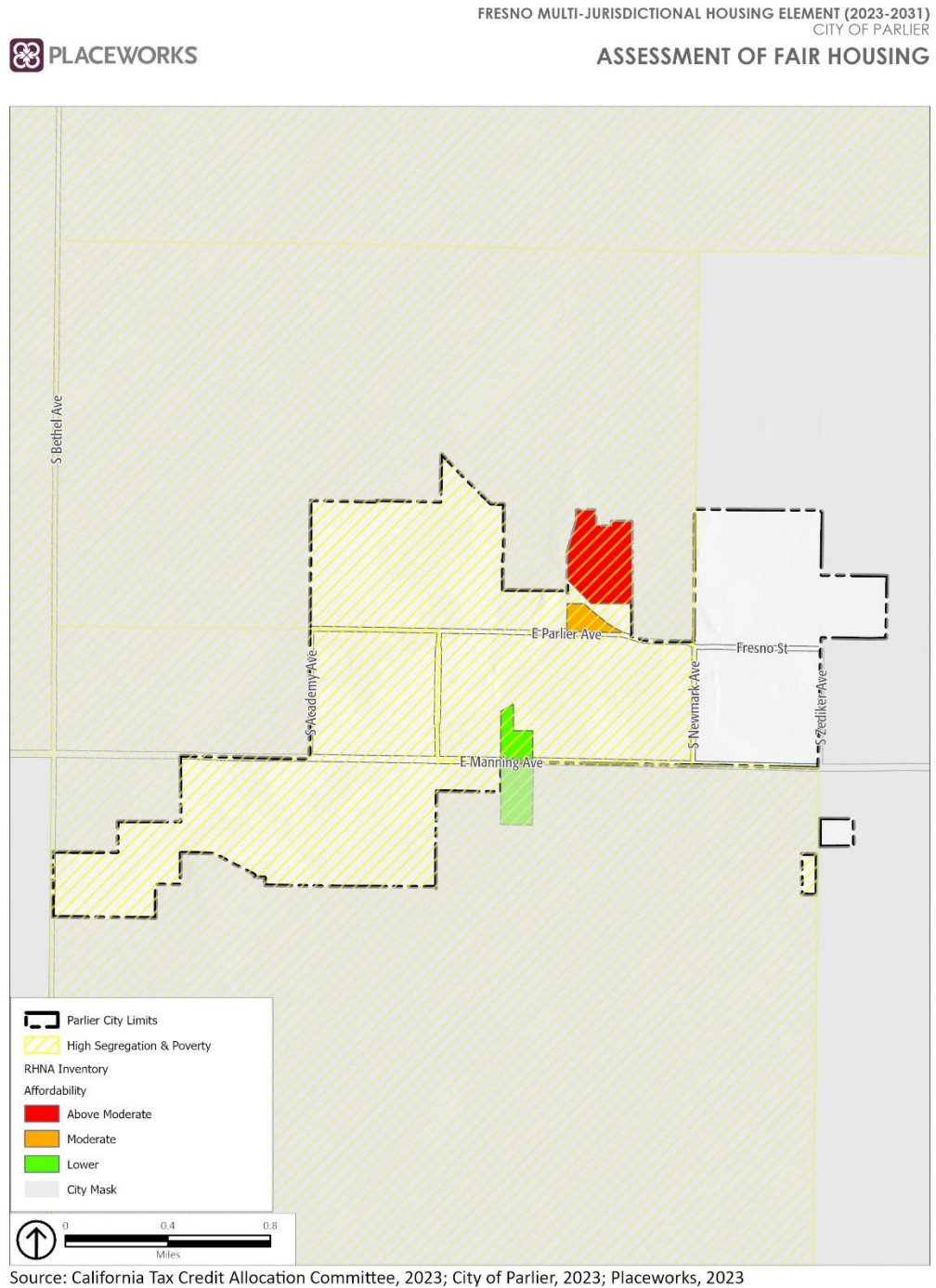
Programs 5 (Rezoning and Prezoning/Annexation for RHNA), 8 (Affordable Housing Incentives), 16 (Zoning Code Amendments), and 21 (Objective Design Standards) would encourage the development of affordable housing and improve access to higher opportunity areas for lower-income households. The policies under General Plan Economic Development Goal 5 promote access to economic opportunities within the City in order to promote affordable housing development and preservation within the community.

Figure 1K-7 Local Racial Demographics



Percent of Total Population Non-White, by Census Block Group

Figure 1K-8 Areas of High Segregation and Poverty, 2023



TCAC High Segregation and Poverty Areas, by Census Tract

### *Familial Status*

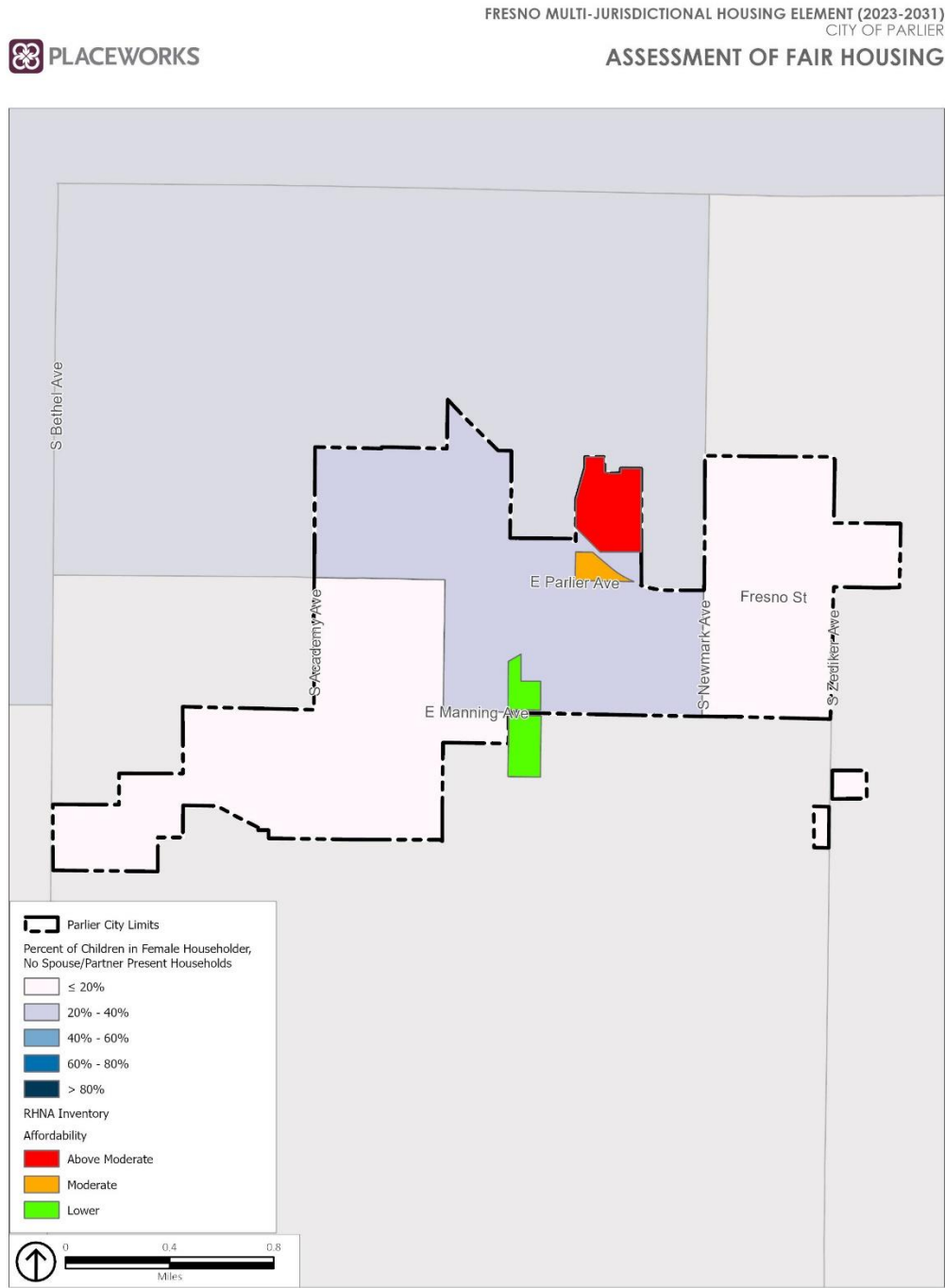
Like several other jurisdictions in Fresno County, the majority of households in the City of Parlier are family households (85.8 percent). Family households are defined by California law as a household of two or more persons, regardless of relationship status. Family size averages 4.0 persons per household in Parlier, among the highest in the county. The City of Parlier's rate of single-person households is 14.2 percent of total households, compared to 29.1 percent of households in Fresno County overall, and 23.7 percent of households statewide. Seniors comprise 8.2 percent of the total population in the City of Parlier, and 18.4 percent of total households. Seniors living alone, comprising 9.6 percent of households both county- and statewide, constitute only 7.1 percent of the City of Parlier's households. This low representation of seniors living alone in Parlier, and total representation of senior households in the city well below county and state proportions, may indicate a lack of access to services and amenities in the city catering to senior needs, [or that the majority of seniors live in multigenerational housing, contributing to the high family size. However, there is an age-restricted apartment community and the New Parlier Senior Center in the Zediker, South Newmark, South Zediker neighborhoods.](#)

Approximately 33.2 percent of Parlier households are family households headed by single adults, higher than the Fresno County rate of 22.2 and 21.0 percent in California. The City of Parlier's proportion of female-headed family households is 26.0 percent of total households, and 7.2 percent of households are single, male-headed households. Approximately 46.2 percent of female-headed households include children, while 38.8 percent of male-headed households include children.

Approximately 40.4 percent of female-headed households with children have household incomes below the poverty line. The central portion of the city has a lower proportion of married-couple families (39.3 percent) than the eastern and southwestern areas of the city at 50.6 and 47.1 percent respectively; with spatial distribution of single, female-headed households with children between 20.0 and 40.0 percent of total households in central Parlier (**Figure 1K-9, Percentage of Children in Single-Parent, Female-Headed Households in Parlier**). Conversely, in the eastern and western areas of the city with higher proportions of married-couple households, the proportion of single, female-headed households is lower in these neighborhoods, below 20.0 percent. The higher concentration of single, female-headed households in the areas of the city corresponding to the High Segregation and Poverty designation suggests that there may be a correlation between the availability of affordable multifamily housing opportunities and the presence of single, female-headed households, as 58.8 percent of single, female-headed households are renters, which may also apply to the high proportion of single, male-headed households with children. This high presence of single, male- and female-headed households with children in the City of Parlier, compared to 7.3 percent of households in Fresno County and 4.7 percent in the state, indicates that single parent-headed households may have greater access to affordable housing in Parlier where there are 11 affordable housing complexes providing over 700 affordable units.

Program 15, Housing for a Variety of Needs, would promote the construction of a variety of housing types and sizes that would support a variety of family types.

Figure 1K-9 Percentage of children in Single-Parent, Female-Headed Households in Parlier



Percent of Children in Female-Headed Households, by Census Tract

### *Disability Rates and Services*

Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs. Approximately 8.2 percent of Parlier’s population lives with one or more types of disabilities, less than the Fresno County rate of 12.9 percent and the state rate of 10.7 percent. This may reflect Parlier’s relatively low population of older residents, a population who typically experiences disabilities at higher rates. This is reflected among even the relatively small proportion of seniors in Parlier (8.2 percent of the population), where 38.1 percent of seniors experience one or more disabilities.

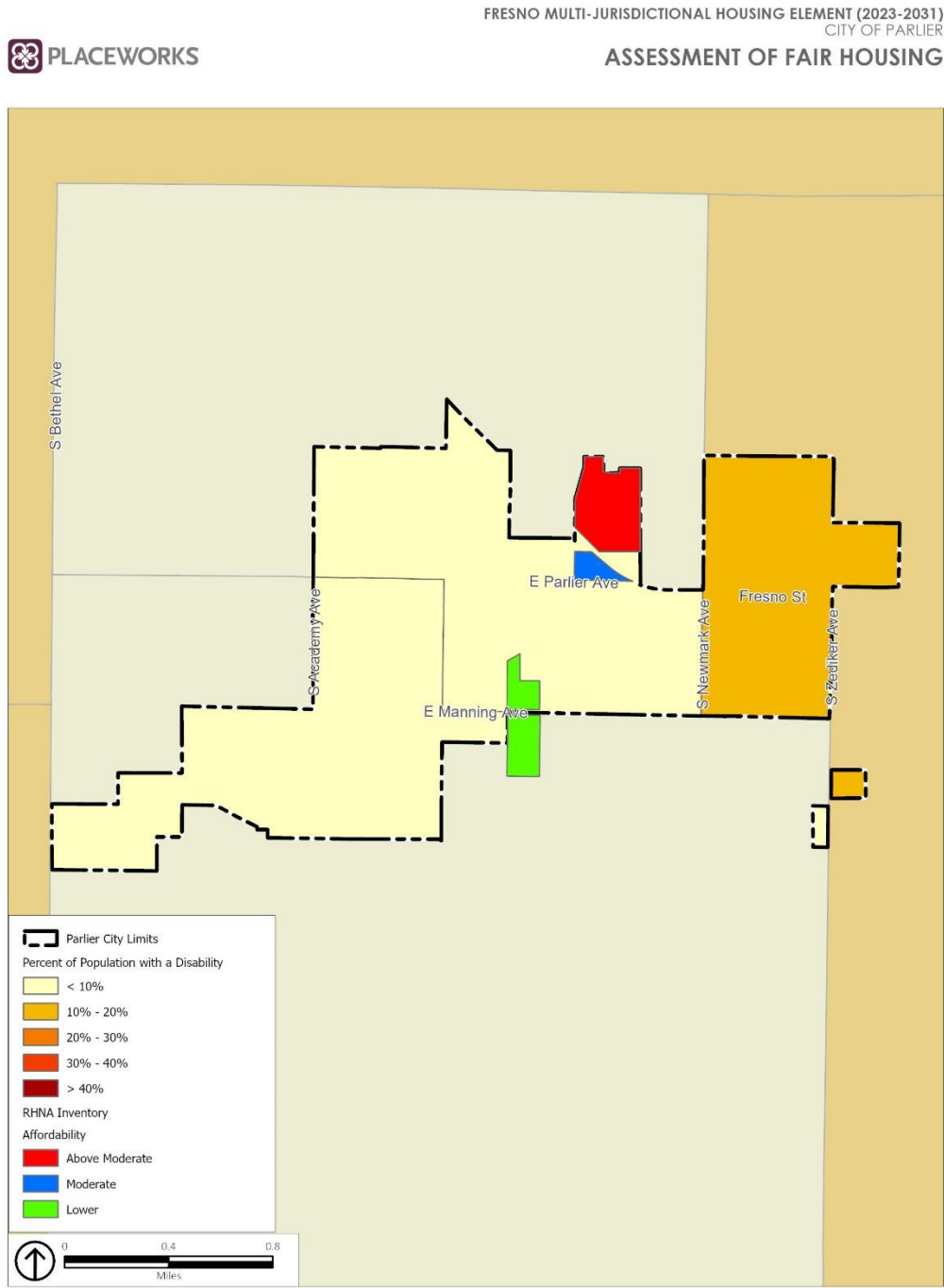
Residents living with disabilities in the southwestern portion of the city comprise 7.7 percent of the population, of whom, 40.4 percent are seniors (**Figure 1K-10, Percentage of the Population with a Disability in Parlier**). In the northeastern portion of the city, 10.4 percent of the population experiences a disability, of whom, 60.4 percent are seniors. In the Zediker, South Newmark, South Zediker neighborhoods, there is a higher rate of seniors, with 14.8 percent of the population aged 65 years or older. This likely corresponds to the location of an age-restricted apartment community and the New Parlier Senior Center. In these neighborhoods, 42.4 percent of seniors report a disability. In the central portion of the city, the overall rate of disability is 7.7 percent. Although seniors comprise only 5.8 percent of the population in this area, 39.0 percent of this age cohort experiences one or more disabilities, representing 29.4 percent of total persons with disabilities in this tract. The spatial distribution of Parlier residents living with disabilities has not meaningfully shifted between 2014 and 2020, although the proportion of persons with disabilities has increased slightly throughout the city, most notably in the central portion of the city.

As shown on Table 2-32, Disability by Type (2020) in the Housing Needs Assessment (HNA), ambulatory disabilities were the most prevalent disability type in Parlier, with 46.9 percent of the population with a disability reporting this difficulty. This was followed by cognitive, vision, and hearing difficulties at 31.1, 27.7, and 26.4 percent of the population with a disability, respectively. Independent living difficulties are experienced by 25.3 percent of persons with disabilities. Parlier has a very small population of residents with developmental disabilities (1.1 percent of total population), of whom, approximately 65.0 percent are under 18 years of age and live at home with parents or a caregiver.

Residents with disabilities in Parlier are served by the Fresno County Senior Resource Center, which operates an Adult Protective Services program, assisting both disabled adults and seniors with all requests for assistance. The Fresno County Human Services System, Department of Adult Services, also provides housing and basic needs assistance to elderly persons. The Fresno/Madera Area Agency on Aging (FMAAA) provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age. Seniors with disabilities are also accommodated at the Parlier Senior Center just north of City Heritage Park in the northeast area of the city.



Figure 1K-10 Percentage of the Population with a Disability in Parlier



Percent of Population with a Disability, by Census Tract

For seniors and other persons requiring a supportive housing setting, there are 210 licensed care facilities in Fresno County with 4,953 beds. None of these facilities are in Parlier; the majority of these facilities are in the City of Fresno, with 67 facilities in Clovis, one in Fowler and Kerman, three in Reedley, three in Sanger, and one in Selma. As the majority of facilities and services are concentrated in the eastern side of Fresno County, persons with disabilities in Parlier have access to services and facilities within a short driving distance.

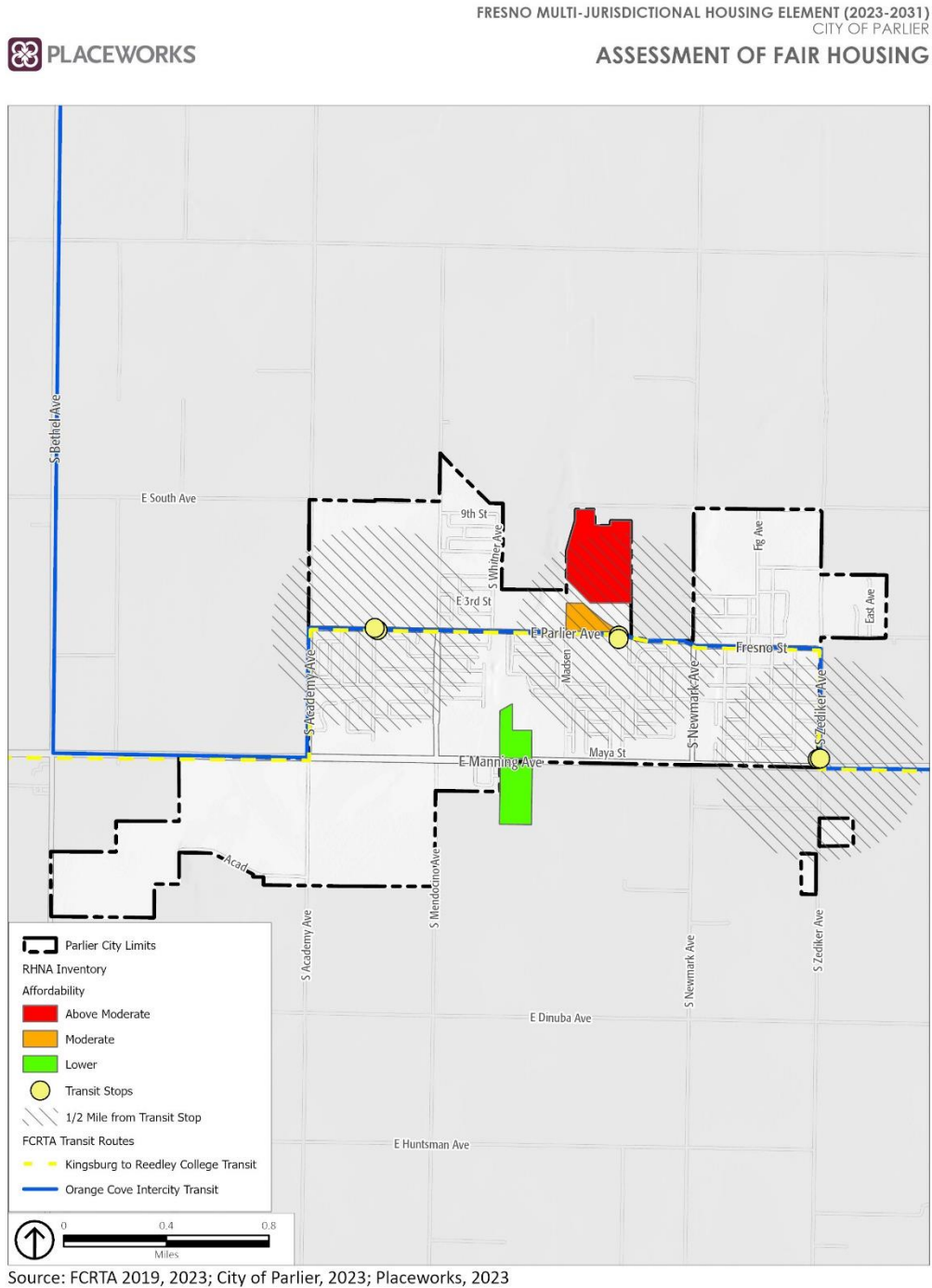
Program 16, Zoning Code Amendments, and Program 17, Reasonable Accommodations and Universal Design, would aid in facilitating the construction of supportive housing facilities and/or other services for persons with disabilities through the permissance of transitional and supportive housing uses in both multifamily and mixed-use zones.

### ***Access to Opportunity***

Transit mobility refers to an individual’s ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

Parlier residents are served by the Fresno County Rural Transit Agency (FCRTA), whose primary focus is to serve the general public. FCRTA serves the spheres of influence of each incorporated city in rural Fresno County and provides inter-city fixed-route service, providing fixed-route service on the Orange Cove Transit and Kingsburg-Reedley Transit lines (see Figure 3-19, Fresno County Rural Transit Agency Intercounty Routes, in Section 3: Regional Assessment of Fair Housing). **Figure 1K-11, High-Quality Transit Stop Areas, 2022**, identifies the bus routes, locations of bus stops in Parlier, and the one-half-mile radius around the bus stops that are considered within accessible walking distance to a transit stop. Based on the general one-half-mile accessibility walking distance to a fixed bus stop on the established routes along East Parlier Avenue, and Manning Avenue at Zediker Avenue, the northeastern and southwestern portions of the city are underserved in terms of reasonable walking distance to a transit stop, which may contribute to the low ridership rates. However, since January 26, 1992, in compliance with requirements of the Americans with Disability Act (ADA), providers may deviate from specified routes on a demand-responsive basis up to 0.75 mile in either direction (1.5-mile radius) to pick up or drop off a disabled passenger, which would extend the accessible service area for special populations unable to walk to a fixed bus stop. As such, the FCRTA is exempt from the requirement to prepare a “Comparable Service Paratransit Plan” for implementing the ADA.

Figure 1K-11 High-Quality Transit Service Areas, 2022



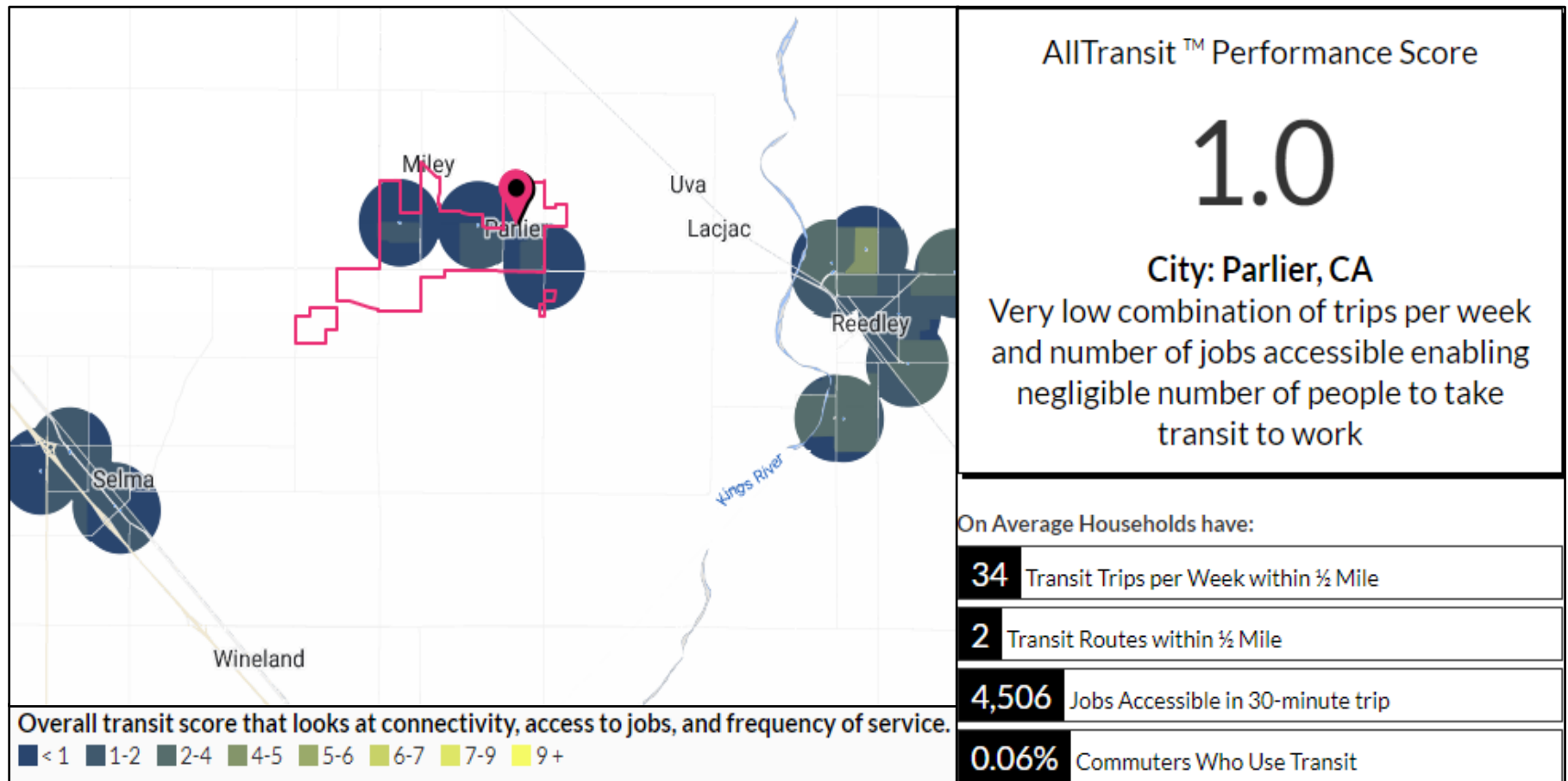
Transit Access

Orange Cove Transit provides two round-trip trips on weekdays between Parlier, Sanger, Orange Cove, Reedley, and Fresno. Buses to Fresno originate in Orange Cove, stop in Reedley, arrive in Parlier at approximately 7:34 a.m. and 1:20 p.m., continue to Sanger, and terminate in Fresno. Return services depart from Fresno at approximately 10:00 a.m. and 3:45 p.m., stop in Sanger, and arrive in Parlier at approximately 11:00 a.m. and 4:45 p.m., before continuing to Reedley and terminating in Orange Cove. Orange Cove Transit stops within Parlier include Parlier Health Center, Parlier City Hall, and Martinez School. Service is provided on 30-passenger, ADA wheelchair-accessible buses. Monthly passes for general service between Parlier and Fresno are priced at \$94.00, with discounted fares available for senior, youth, and disabled residents at \$48.00 monthly.

The Kingsburg-Reedley Transit line provides service between Reedley College and Parlier on weekdays. Service originates in Kingsburg and stops in Selma, Fowler, and at Parlier City Hall before arriving at Reedley College. Reedley College-bound buses stop in Parlier at 7:49 a.m., 11:50 a.m., and 3:20 p.m. Return service departs from Reedley College at 9:15 a.m., 12:20 p.m., and 3:45 p.m., arriving in Parlier at 9:25 a.m., 12:30 p.m., and 3:55 p.m., then continuing to Fowler and Selma before terminating in Kingsburg. Monthly passes for general service between Parlier and Reedley College are priced at \$30.00.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. **Figure 1K-12 Parlier AllTransit Performance Score**, shows Parlier's AllTransit Performance score, including metrics representing average household transit access. Parlier's score is 1.0, demonstrating "very low" connectivity. **Table 1K-1011, Fresno County Jurisdictions AllTransit Performance Scores**, shows transit accessibility in Parlier relative to other Fresno County jurisdictions. Parlier's score is consistent with comparable Fresno County jurisdictions, which are typified by smaller rural and semi-rural communities. However, as described in Section 3: Regional Assessment of Fair Housing, the AllTransit methodology may not fully reflect the transit opportunities available through private service providers. Among Fresno County jurisdictions, the City of Fresno represents an outlier both in terms of population size, degree of urbanization, and transit accessibility.

Figure 1K-12 Parlier AllTransit Performance Score



Source: AllTransit.cnt.org, 2022

**Table 1K-11** ~~Table 1K-10~~: Fresno County Jurisdictions AllTransit Performance Scores

Jurisdiction	Score
City of Fresno	5.0
Fresno County	3.2
Reedley	2.2
Fowler	1.5
Huron	1.2
Clovis	1.1
Coalinga	1.1
<b>Parlier</b>	<b>1.0</b>
Firebaugh	1.0
Mendota	0.9
Sanger	0.9
Selma	0.7
Kingsburg	0.7
Kerman	0.1
San Joaquin	0.0

Source: AllTransit.cnt.org, 2022

In 2023, FCRTA released a public draft of its 2024-2028 Short Range Transit Plan (SRTP).<sup>2</sup> As part of the plan’s public outreach process, members of the public expressed concerns they had about the current state of the transit network and suggested possible changes to the transit and transportation system that would benefit them. Two of the primary comments received as part of the agency’s workshops were a desire to see extended weekend and evening service to support farmworkers and an interest in seeing better collaboration between the County and FCRTA. The latter is addressed by many programs in individual jurisdictions’ Housing Element Action Plans. In an online survey for the same study, many expressed a desire to see demand-response transit expanded to better serve rural areas that are not well served by fixed-route transit. The SRTP noted that the Measure C sales tax measure indicated that providing funding for expanded rural fixed-route service was an approved funding goal, along with providing free transit service for seniors.

<sup>2</sup> FCRTA, 2023, *2024-2028 Short Range Transit Plan*, <https://www.ruraltransit.org/wp-content/uploads/2023/05/SRTP-FCRTA-2024-2028-Final.pdf>.

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In 2018, FCRTA successfully applied to FCOG for a Regional Sustainable Infrastructure Planning Grant and was awarded \$160,000 to fund a study analyzing the feasibility of expanding FCRTA’s Rural Transit service and creating new service regions for FCRTA’s Rural Transit service throughout Fresno County. As identified in the *FCRTA Electric Vehicle Rideshare/Carshare/Rural Transit Expansion Plan*, December 2020, social service organizations have voiced the concern that many of their clients have limited or no access to a vehicle and reside outside of a one-half mile service area of an existing transit, which can negatively impact their quality of life. In October 2022, FCRTA launched a pilot of an electric car-based carshare program in Biola, where subsidized rides would be provided in electric vehicles driven by professional drivers hired through MV Transportation.<sup>3</sup> The project is funded by Measure C sales tax funds and a donation from the League of Women Voters, and the agency hopes to expand to other parts of Fresno County as drivers are hired and trained. However, at the time of the project’s launch, FCRTA noted that the project was having a hard time hiring enough qualified drivers for the program.

Green Raiteros is an indigenous, community-led rideshare service based in Huron that serves Fresno, Madera, Kings, and Kern Counties.<sup>4</sup> The group is part of the Latino Equity Advocacy & Policy Institute (LEAP Institute), a 501(c)3 nonprofit public benefit organization. The service is funded by both public and private grants and was initially built on the existing network of retired farmworkers that had been providing transportation services on an informal basis. The group owns 10 electric vehicles that are used to provide the service, and was able to secure four high-speed chargers. The program expressly includes in its mission dual goals of improving local health outcomes by connecting rural residents with health services and providing quality transportation services for farmworkers. Other community-based rideshare programs were forced to close during the pandemic, such as the Van y Viene service in Cantua Creek.<sup>5</sup> However, the success of Green Raiteros suggests that there is a demand for this type of service in more rural areas that could be met with community leadership.

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<sup>3</sup> Diaz, L.S. 2017, October 17, *EV Ride-Sharing Coming to Rural Fresno County, Calif.* GoxTech.com. <https://www.govtech.com/fs/ev-ride-sharing-coming-to-rural-fresno-county-calif>.

<sup>4</sup> Green Raiteros, 2023, “What is Green Raiteros?” <https://greenraiteros.org/>.

<sup>5</sup> Ortiz-Briones M.G. and Garibay, C. 2022, February 6, “Fresno County’s rural residents face transportation gaps. How electric rideshare programs help.” *Fresno Bee*. <https://www.fresnobee.com/fresnoland/article255313821.html>.

Vanpool services are also available to farmworkers in the county, who may not reside in proximity to a bus stop that provides a connection to employment sites, as their work sites may change depending on the crop harvest schedule. The California Vanpool Authority is a public transit agency governed by a consortium of public agency board members, including FCOG. The California Vanpool (CalVans) program provides qualified agricultural workers with safe, affordable vans they can use to drive themselves and others to work. A one-time start-up grant provided money to establish the CalVans program and to purchase the 15-passenger vans, which have since been remodeled to carry eight passengers and the driver. The money to sustain and expand the program comes from the riders themselves, who generally pay less than \$2.00 to ride in a CalVans vanpool. The fee covers the agency's cost of maintaining and insuring the vans, as well as the cost of replacing vehicles based on established safety criteria. Drivers receive no compensation or training, and operate their vanpool on a voluntary basis.

As of 2020, FCRTA is the Consolidated Transportation Services Agency (CTSA) for the rural areas of Fresno County and administers funding for these services. In 2021, Fresno Economic Opportunities Commission was awarded a contract to provide transit services in coordination with local human services agencies. As of August 2023, a Joint Request for Proposals (RFP) has been issued by FCRTA and the City of Fresno to provide social services transportation services in both the rural areas of Fresno County and the Fresno metropolitan area. Additionally, FCOG is currently updating the Fresno County Coordinated Human Services Transportation Plan, which will identify strategies for improving transportation options for seniors, persons with disabilities, low-income individuals, veterans, unhoused persons, and youth.

### ***Housing Mobility***

Approximately 57.7 percent of occupied households in Parlier are renter-occupied. Rates of renter occupancy are slightly higher south of Manning Avenue (64.6 percent) than on the north side (approximately 45.0 to 55.0 percent). As shown in Section 2: Housing Needs Assessment, Table 2-18, for 2022, the California Department of Finance (DOF) reported an overall vacancy rate of 3.5 percent in Parlier. Vacancy data is not available by tenure through the DOF; however, the 2020 ACS 5-year estimate indicates a rental vacancy rate of 2.6 percent and an ownership unit vacancy rate of 0.0 percent, with an overall vacancy rate of 5.6 percent. A healthy housing market is generally considered to have a 5.0 percent vacancy rate. ACS 5-year estimate vacancy rates draw on large sample sizes and may not precisely represent vacancy on the ground. Instead, these rates are presented as general estimates indicating approximate conditions in the local housing market.

In Parlier, a substantial proportion of vacant properties were categorized as being for seasonal recreational use, migrant workers, or “other vacant,” a category of properties that are vacant but not available for rent or purchase. Properties may be categorized as “other vacant” due to one or more factors, which may include ongoing legal proceedings, active renovation or repair, abandonment, or an owner's preference for vacancy, among other potential factors. These categories of vacancy are accounted for in the overall vacancy rate estimate but are not included in the rental and ownership vacancy rate estimates, which only consider those units immediately available for rent or purchase.



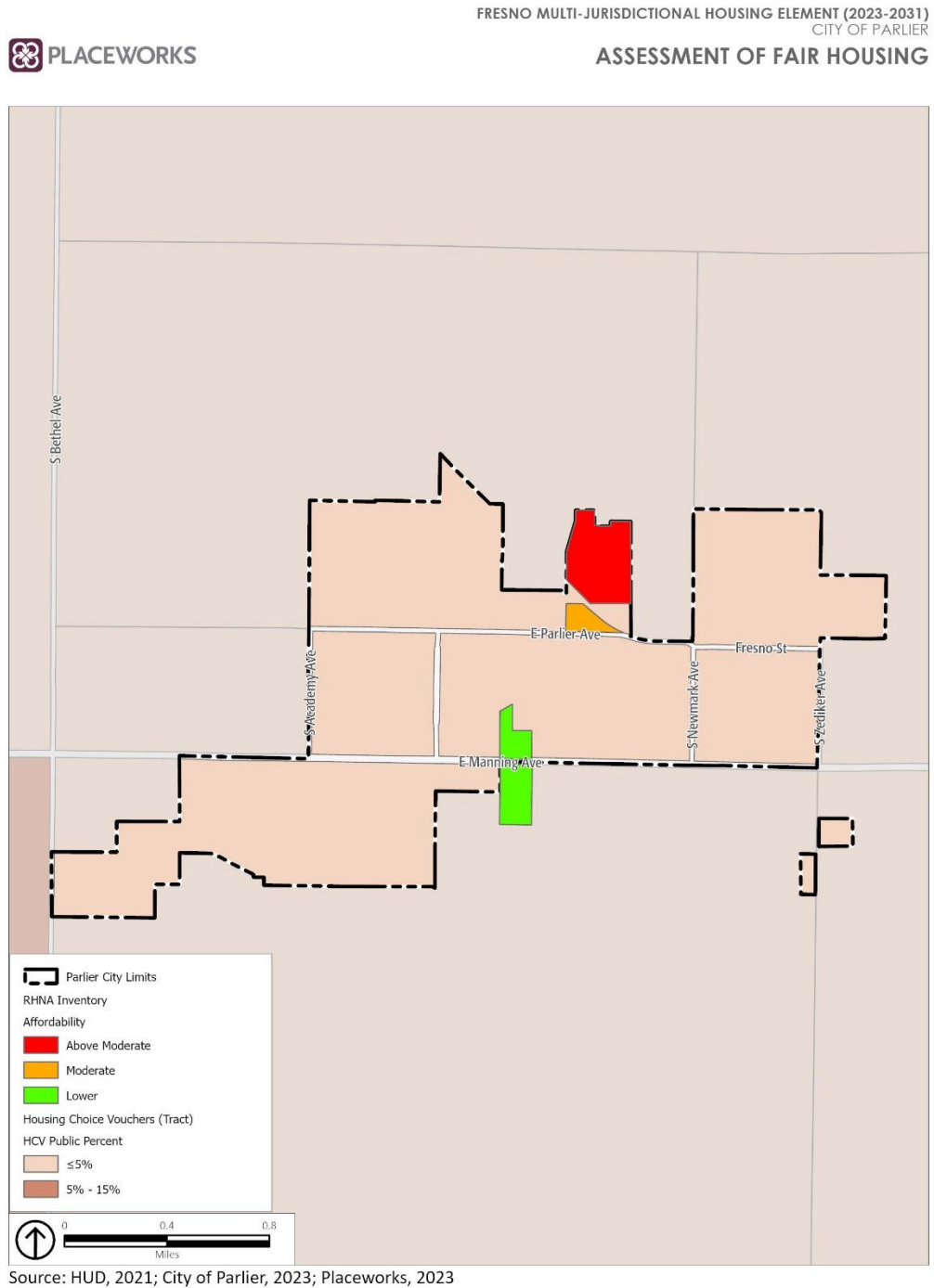
Parlier's low rental vacancy rate indicates a tight rental market with few housing mobility opportunities for current and prospective renters. Similarly, the very low ownership unit vacancy rate indicates an absence of available homes for sale in Parlier for prospective homebuyers. [As depicted in Section 1K-2, Sites Inventory, there is a 311-lot residential subdivision that has been approved and is currently going through the final map process, which could potentially address the low vacancy rate.](#)

The 2020 ACS 5-year estimate indicates that median gross rent is \$847 in Parlier, lower than \$1,029 reported for Fresno County (see Section 2: Housing Needs Assessment). Parlier's vacancy rate and median rent are consistent with several other comparable Fresno County jurisdictions, making Parlier one of Fresno County's more affordable jurisdictions. (see Section 2: Housing Needs Assessment). This suggests that residents in Parlier have similar mobility options overall compared to other parts of the region. Consistent with the pattern of renter occupancy described previously, households using Housing Choice Vouchers (HCVs) are found at slightly higher rates of 4.5 percent on the south side of Manning Avenue, as compared with 3.4 on the north side (**Figure 1K-13, Housing Choice Vouchers**).

Median rent in Parlier rose from \$713 in 2010 to \$847 in 2020, reflecting an increase of 18.8 percent over the 10-year period and indicating that renting costs have risen in recent years. As found in Section 2: Housing Needs Assessment, Table 2-22, Home Sales Recorded in 2021-22, home prices in Parlier decreased by 5.6 percent between 2021 and 2022.

Programs 8 (Affordable Housing Incentives), 11 (Extremely Low-Income Households), 13 (Encourage and Facilitate Accessory Dwelling Units), 17 (Reasonable Accommodations and Universal Design), 18 (Lot Consolidation), 20 (Preliminary Applications (SB 330) and Streamlined Approval (SB 35)), 21 (Objective design Standards), 24 Fresno County Homebuyer Assistance Program), and 26 (Housing Choice Vouchers) would promote housing mobility for residents within the City by providing low income neighborhoods with improved resources and opportunities.

Figure 1K-13 Housing Choice Vouchers

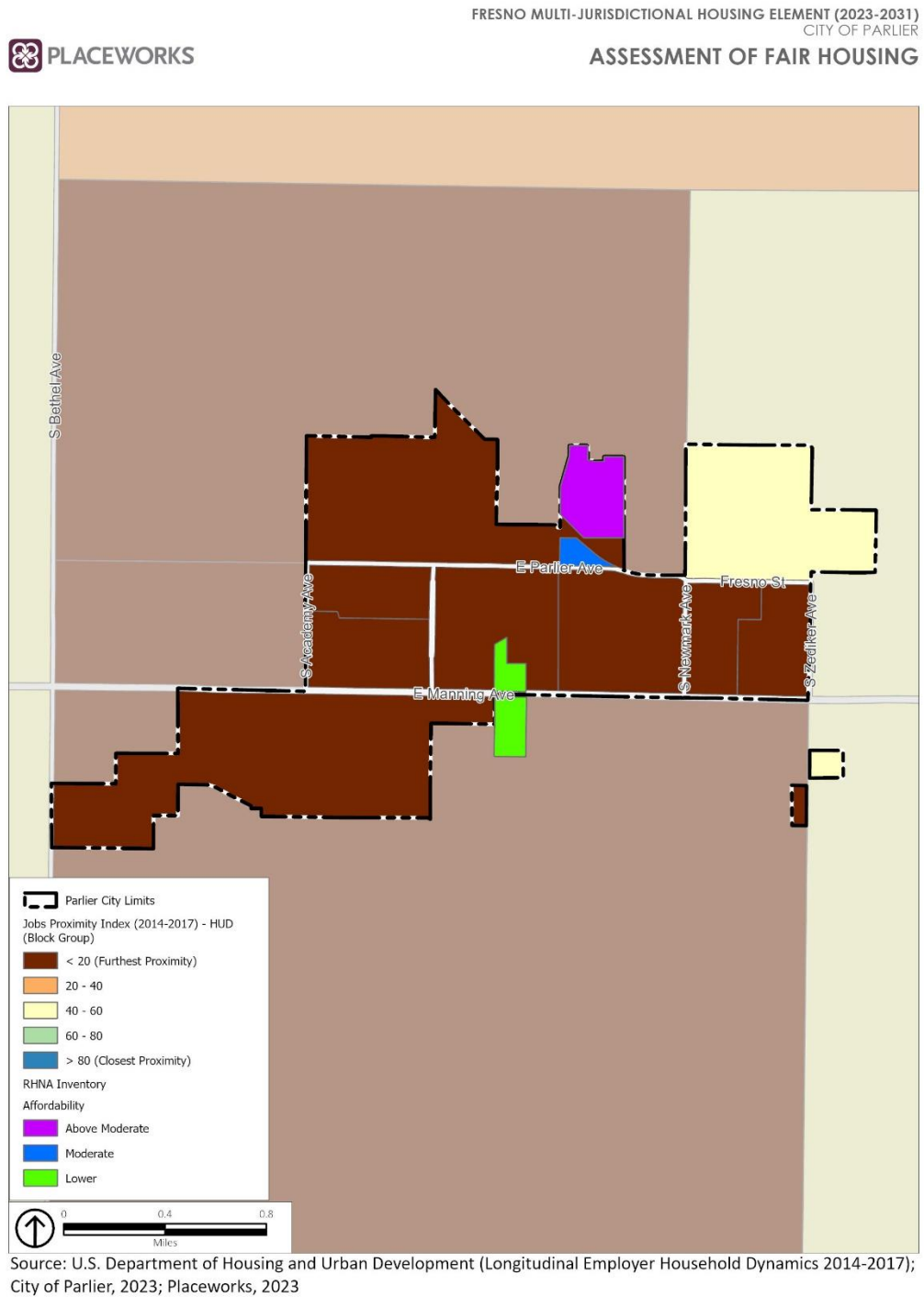


Housing Choice Vouchers, by Census Tract

### *Employment Opportunities*

The HUD jobs proximity index measures employment accessibility in residential neighborhoods by calculating distances to potential job locations within the area, with larger employment centers weighted more heavily, and factoring in the population size of the local workforce. According to this index, most primarily residential areas in Parlier score between the 5th and 18th percentile, indicating low access to employment opportunities (**Figure 1K-14, Jobs Proximity Index**). The sections of the city in the central core area score the lowest, while a small section of the city at the northeast corner, north of Fresno Street and east of South Newmark Avenue, scores in the 41st percentile, a distinct outlier from other census block groups. This area includes homes on larger lots in and around Parlier High School. Parlier is approximately 20 miles southeast of the City of Fresno, the region's primary employment center, a close enough proximity to suggest that the HUD index may not accurately represent Parlier residents' access to job opportunities.

Figure 1K-14 Jobs Proximity Index



Jobs Proximity Index, by Census Block Group

Parlier’s primary industries include agriculture, agribusiness, and education. The City’s largest employers are Parlier Unified School District, Sunwest Fruit Company, University of California Davis, Kearny Agricultural Center, and Maxco Supply. Approximately 87.6 percent of Parlier residents commute outside of the city for work, with 12.4 percent of residents both living and working within city limits. This figure has remained consistent over time – in 2010, 88.7 percent of Parlier residents commuted outside of the city for work.<sup>6</sup> [This could be due to the high number of farmworker housing and the lack of farmland located within city limits.](#) Parlier residents primarily work in the industries of Agriculture, Forestry, Fishing and Hunting (23.4 percent); Health Care and Social Assistance (14.4 percent); and Manufacturing (9.7 percent).<sup>7</sup> In total, 74.5 percent of residents live within 24 miles of their workplace, an area that includes the Cities of Fresno, Reedley, Kingsburg, Fowler, Selma, Sanger, Hanford, and Dinuba, each of which employ Parlier residents. This includes 43.4 percent of Parlier residents who live within 10 miles of their place of employment. In contrast, 20.2 percent of Parlier residents travel more than 50 miles to work, a relatively low proportion compared to other Fresno County jurisdictions, which may reflect Parlier’s relatively central location in Fresno County compared to several other jurisdictions. According to the ACS, the jobs-housing ratio in Parlier is 0.69, increasing from a ratio of 0.60 in 2010, though still indicating a shortage of housing units for the employee base in the city.

Commercial activity within Parlier is focused along Manning Avenue and South Mendocino Avenue. Given the nature of the city’s main industries, many Parlier residents will likely continue to work outside of the city. The City’s zoning map (**Figure 1K-15, Zoning in Parlier**) shows that the majority of land in the city is designated for residential uses. The prevalence of residential uses with close access to the City of Fresno’s job market suggest that Parlier residents have more access to employment opportunity than is reflected in the HUD index.

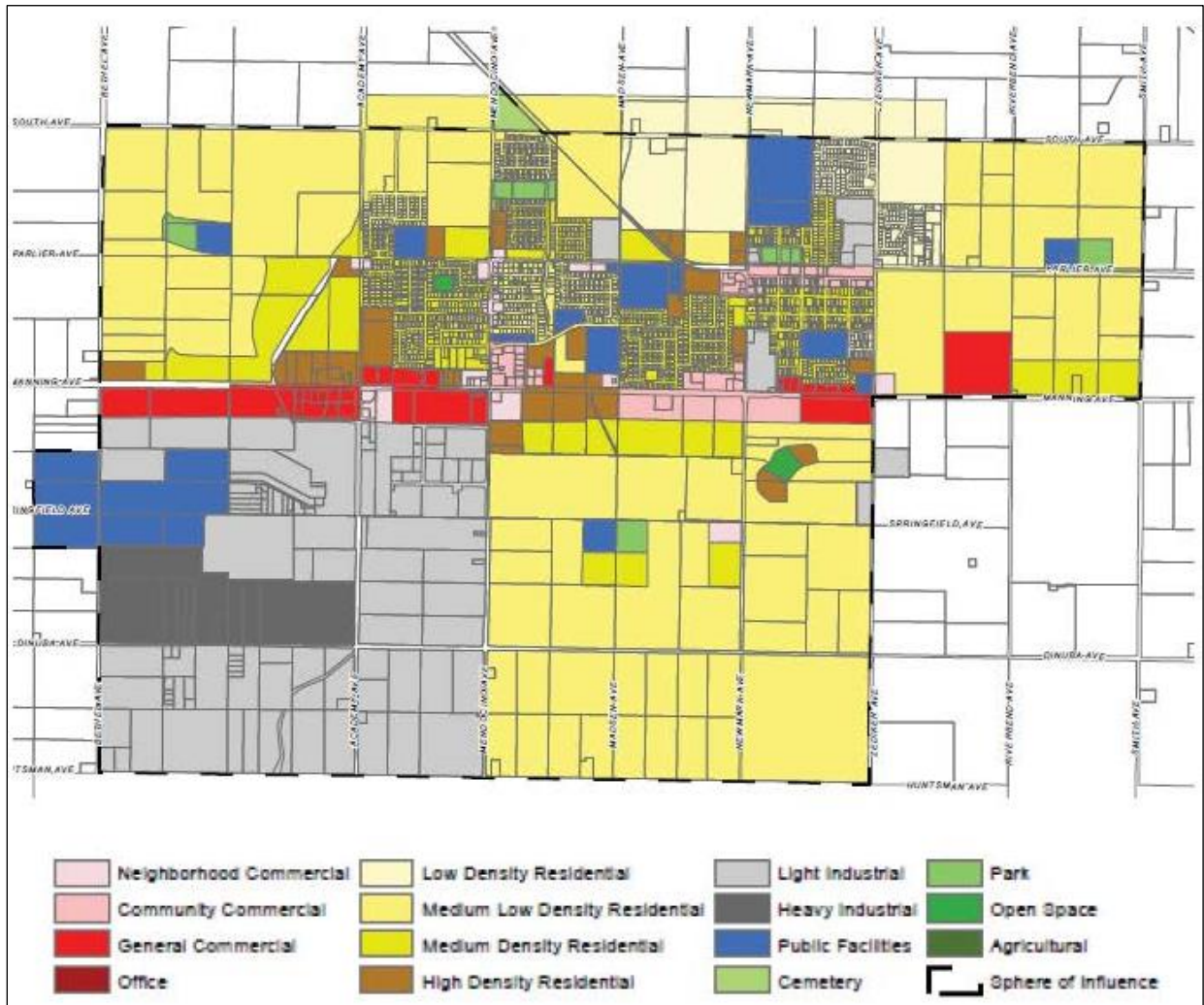
The policies under General Plan Economic Development Goal 5 promote access to economic opportunities within the City in order to promote affordable housing development and preservation within the community.

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<sup>6</sup> U.S. Census Bureau, 2022, Longitudinal Employer Household Dynamics (LEHD) Origin-Destination Statistics (2002-2019). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed September 2022.

<sup>7</sup> U.S. Census Bureau, 2022, Longitudinal Employer Household Dynamics (LEHD) Origin-Destination Statistics (2002-2019). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed September 2022.

Figure 1K-15 Zoning in Parlier



Source: City of Parlier, 2017; accessed November 2022

### *Educational Opportunities*

Parlier students are served by the Parlier Unified School District (PUSD), which has seven public schools reported on by the California Department of Education (CDE), including four elementary schools, one junior high school, and one high school, and one alternative high school. Alternative programs typically serve students who have experienced challenges in traditional school environments. Parlier's alternative school, San Joaquin Valley High, offers a valuable resource for students to continue their education in a supportive environment. Residents in Parlier also have access to the Parlier Adult School, providing opportunities for adult learners with a variety of educational needs.

For all seven schools for which English language arts (ELA) and mathematics performance scores were available in 2019, the CDE reported that all school scores were below the state grade-level standards for both ELA and mathematics (see **Table 1K-412, School Performance Scores in Parlier, 2019**).

The proportion of each school's population that was considered socioeconomically disadvantaged in 2019 was generally high, ranging from 89.9 percent at Mathew J. Brletic Elementary to 96.6 percent at San Joaquin Valley High School. Median household income ranges between approximately \$24,000 and \$55,000 in Parlier, with school performance not varying significantly in relation to household income in the immediate surrounding neighborhood. TCAC/HCD Educational Domain Scores in Parlier are in the 12th percentile. This data indicates that students living in different parts of Parlier generally have similar levels of access to educational opportunities (**Figure 1K-4, Local TCAC/HCD Educational Domain Score**).

Table 1K-12 ~~Table 1K-11~~: School Performance Scores in Parlier, 2019

School Name	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Cesar E Chavez Elementary	-74.9	-88.5	5.0%	1.1%	96.5%	0.0%	54.8%
John C Martinez Elementary	-57.3	-58.1	4.5%	0.6%	95.0%	0.5%	59.0%
Mathew J. Brletic Elementary	-61.9	-73.7	5.8%	0.4%	89.9%	0.0%	44.7%
Parlier High	-56.0	-163.3	-	7.3%	91.8%	0.1%	36.7%
Parlier Junior High	-87.1	-152.5	6.0%	4.7%	93.4%	0.6%	47.8%
S Ben Benavidez Elementary	-41.0	-42.9	7.1%	0.2%	92.4%	0.4%	47.4%
San Joaquin Valley High (alternative)	-138.6	-227.4	-	0.0%	96.6%	0.0%	44.8%
Cesar E Chavez Elementary	-74.9	-88.5	5.0%	1.1%	96.5%	0.0%	54.8%

Source: California Department of Education, 2019



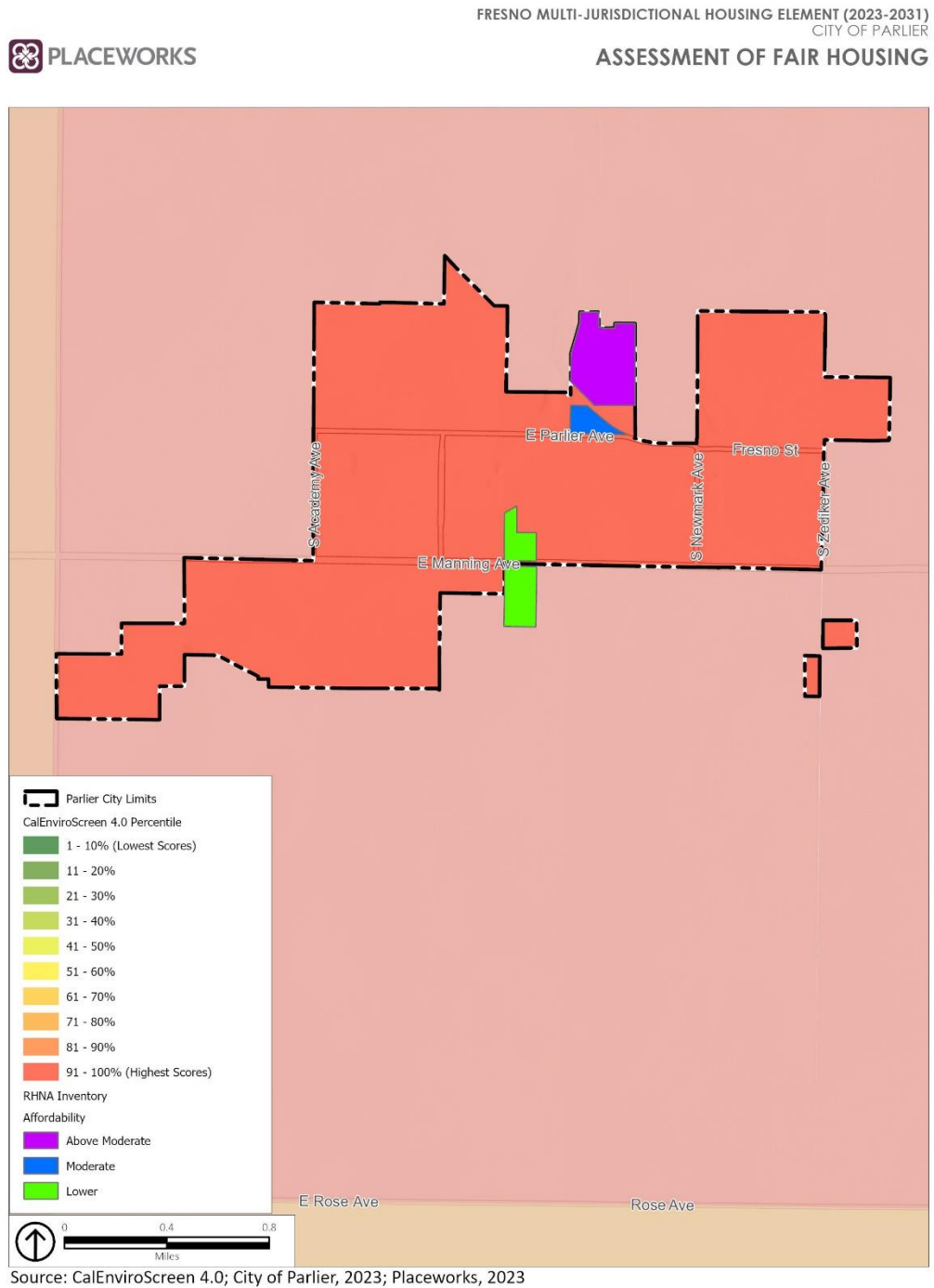
### ***Environmental Health***

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for Parlier demonstrating relatively adverse environmental conditions, with census tracts in and around Parlier scoring in the 98th percentile (**Figure 1K-16, CalEnviroScreen Scores**). In Parlier, residents in different parts of the jurisdiction experience similar scores, indicating that residents across the city do not have substantially different access to environmental outcomes.

The primary indicators leading to high scores as reported by OEHHA's CalEnviroScreen are ozone, fine inhalable particles less than 2.5 micrometers (PM<sub>2.5</sub>), pesticides, drinking water contaminants, toxic releases, and chemical cleanup. Parlier is in a sparsely populated area, with few industrial uses and relatively low pollution from vehicular emissions. However, commercial agriculture and natural resource extraction occurring close to Parlier may contribute to adverse environmental conditions. Additionally, the pollution burden scores are generally more positive than the socioeconomic and health indicator scores. The pollution burden in the central northern area is below the 75th percentile threshold, although the socioeconomic/health indicator score is in the 98th percentile, with scores above the 90th percentile for education, linguistic isolation, poverty, asthma, cardiovascular disease, and low birth weight, although housing burden is within the 50th percentile. Similar scores are found in the other two tracts, although pollution burden is higher overall, and the socioeconomic indicators of low birth weight are lower while the housing burden and unemployment factors vary, some also in the 90th percentile range. The entirety of Parlier falls within the boundaries of an area considered to be an SB 535-qualifying disadvantaged community, representing the 25.0 percent of highest-scoring census tracts in CalEnviroScreen 4.0, census tracts previously identified in the top 25.0 percent in CalEnviroScreen 3.0, and census tracts with high amounts of pollution and low populations. This indicates that, as compared with statewide averages, Parlier represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

Policy 5 of General Plan Air Quality Element Goal 1 requires the City to minimize the environmental effects of industrial growth, improving access to healthy outdoor spaces and reduce exposure to pollutants.

Figure 1K-16 CalEnviroScreen Scores



CalEnviroScreen Percentile, by Census Tract

Source: OEHHA, 2021

## ***Disproportionate Housing Need and Displacement Risk***

### ***Overcrowding***

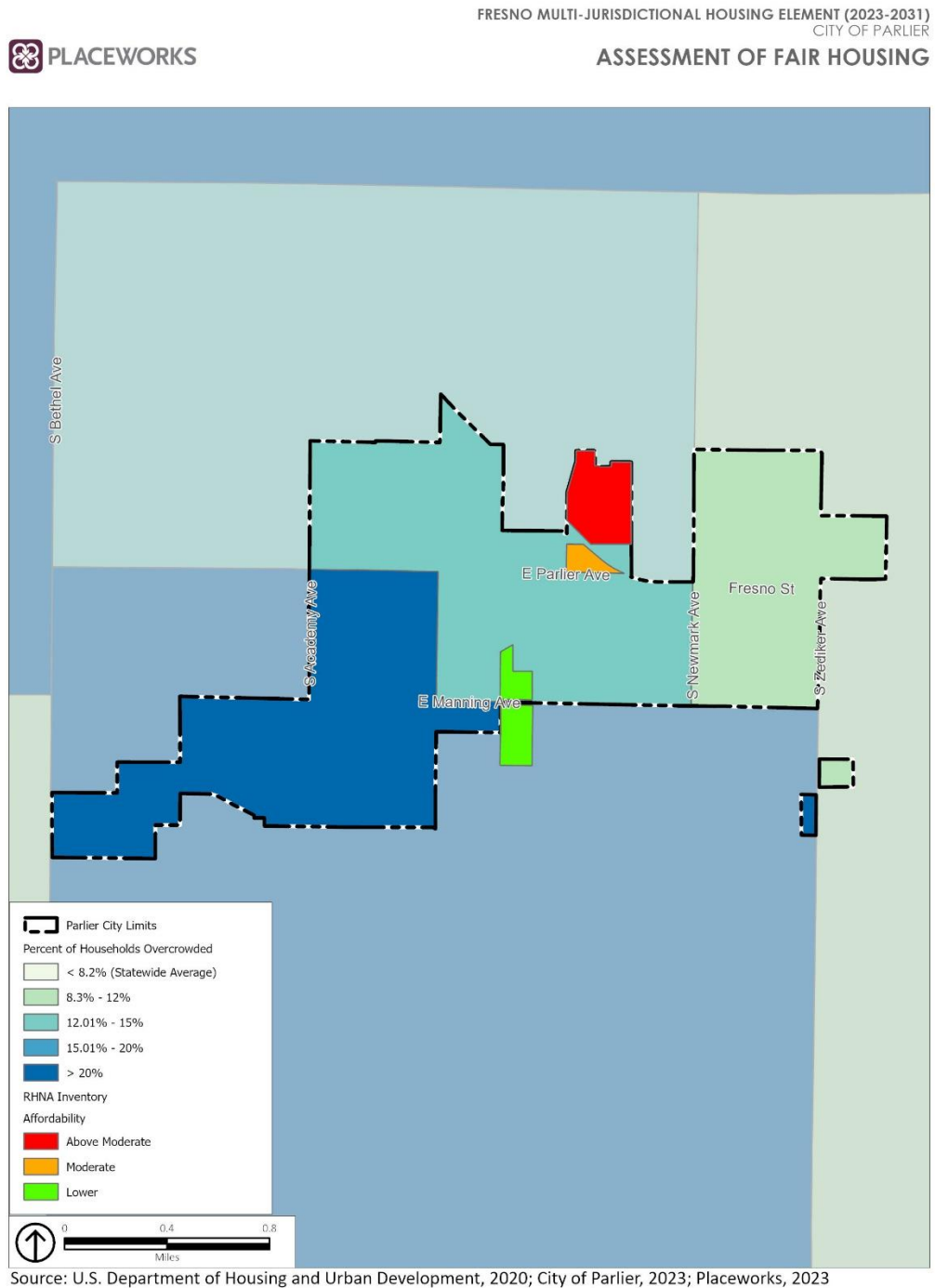
Overall, approximately 6.4 percent of households in Parlier are considered overcrowded, a similar proportion as the percentage of overcrowding in Fresno County as a whole (6.1 percent). However, an additional 6.3 percent of Parlier households are considered severely overcrowded, which is notably higher than the 3.6 percent of households in Fresno County in this category. Renter households in Parlier experience overcrowding at twice the rate (8.1 percent) of homeowners (4.0 percent), but experience severe overcrowding at a slightly lower rate, with 6.0 percent of renters considered severely overcrowded compared to 6.9 percent of homeowners.

As shown in **Figure 1K-17, Overcrowding in Parlier**, the ACS estimates that there is a significantly higher rate of overcrowding in the southwestern portion of the city, south of E. Parlier Avenue and west of S. Mendocino Avenue, with 24.2 percent of households experiencing overcrowding. However, this portion of the city is largely undeveloped, with residential development only located north of E. Manning Avenue, and the tract that includes this area encompassing a large portion of the unincorporated area. The unincorporated area is also very low-density residential development, and as such, the rate of overcrowding likely represents the residential areas within Parlier. In contrast to this portion of the city, approximately 11.4 percent of households east of S. Newmark Avenue are considered overcrowded. According to the 2016-2020 ACS, approximately 65.9 percent of housing units in Parlier have three or more bedrooms, which typically reduce the need for occupants to share rooms. Therefore, the rate of overcrowding, particularly in the western portion of the city, may be attributed to the cost of housing rather than the availability of larger units. High costs may prevent lower-income households from securing larger units, which are often more expensive due to size, even when available.

The presence of farmworker households in the city may also contribute to overcrowding, as discussed in further detail in the Farmworker Analysis section. Overall, there is a shortfall of units to meet the needs of farmworker households, and a large number of farmworkers may live [in](#) overcrowded conditions, as well as spaces not intended for human habitation, such as shacks, outbuildings and sheds, and converted garages.

The rate of overcrowding in Parlier has decreased significantly overtime, from 14.6 percent in 2010 to 6.4 percent in 2020. The percentage of renters experiencing overcrowding has decreased from 22.7 percent to 8.1 percent, and the percentage of overcrowded homeowners has decreased from 10.1 percent to 4.0 percent. However, the rate of severe overcrowding has increased for all households, from 2.6 percent in 2010 to 6.4 percent in 2020. In 2010, no homeowners experienced severe overcrowding, while 6.9 percent fell into this category in 2020. Severe overcrowding among renters has increased only slightly from 5.9 to 6.0 percent. The decrease in overcrowding but increase in severe overcrowding may be a result of a shortage of affordable, appropriately sized units, forcing more households to live in overcrowded situations, rather than an indicator of improved housing stock.

Figure 1K-17 Overcrowding in Parlier



Percent of Households Experiencing Overcrowding, by Census Tract

**Overpayment**

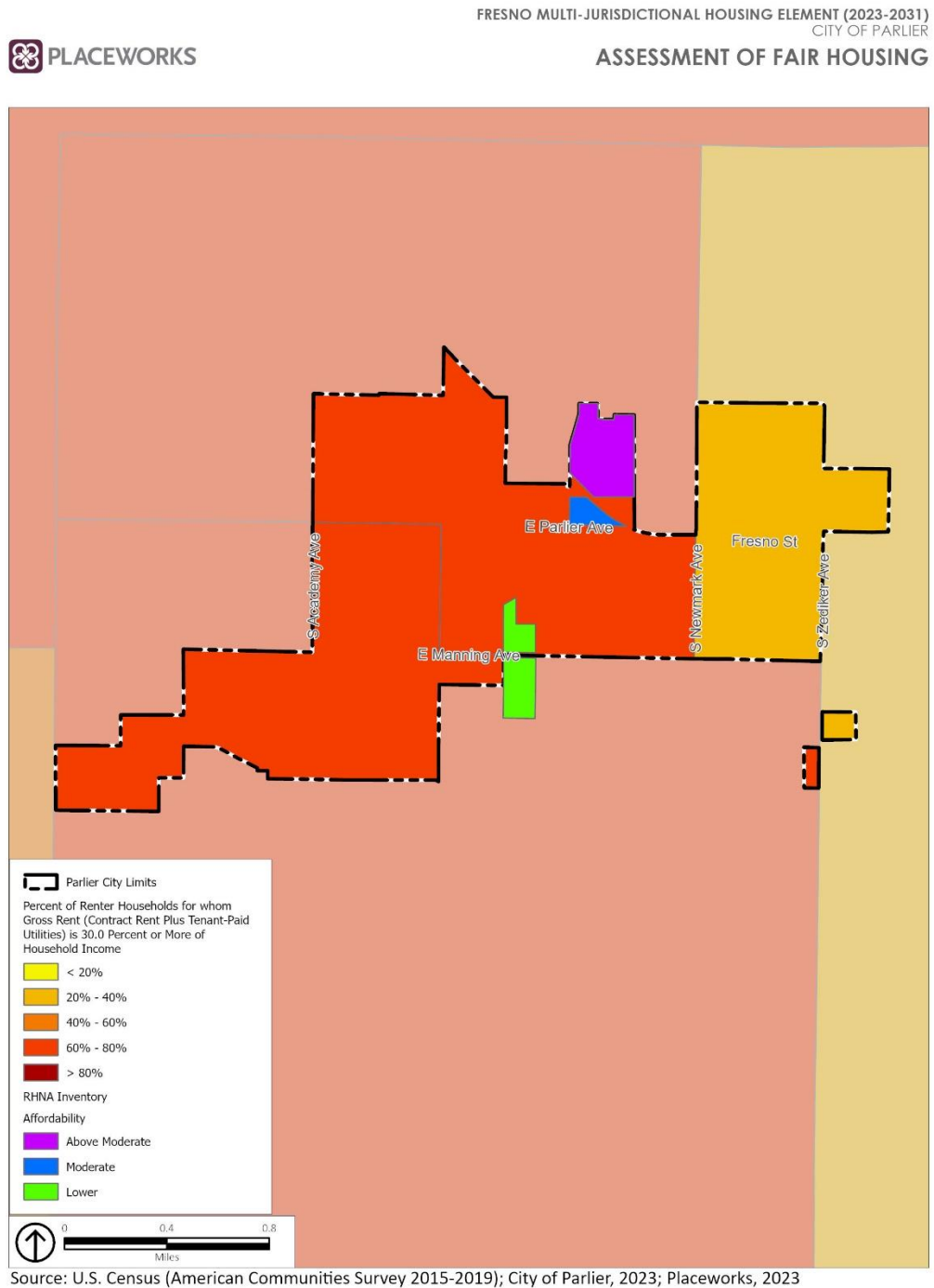
In Parlier, 23.0 percent of households are cost burdened, and 21.9 percent are severely cost-burdened, for a total of 44.9 percent of all households (**Table 1K-1213, Cost Burden in Parlier, 2010-2018**). Of these households, approximately 67.1 percent are renters, though renters comprise 57.7 percent of households in the city. In total, 28.5 percent of renters are cost burdened, and 24.3 percent are severely cost burdened, compared to 16.2 percent and 18.8 percent of homeowners, respectively. As shown in **Figure 1K-18, Percentage of Renters Overpaying**, more than 60.0 percent of renters west of S. Newmark Avenue are overpaying for housing, compared to 37.3 percent to the east. Most apartments in the city are to the west, with 55.0 to 59.0 percent of households in this area being renter-occupied, compared to 43.2 percent of households to the east. The only apartment complex east of S. Newmark Avenue is Parlier Plaza Apartments, an affordable housing community with rents based on the tenants’ incomes. The availability of these units for renters in this neighborhood may explain, in part, the lower rate of renter overpayment. Homeowner overpayment, in contrast, is lowest in the center of the city primarily between S. Mendocino Avenue and S. Newmark Avenue (**Figure 1K-19, Percentage of Homeowners Overpaying**). In this area, approximately 39.8 percent of homeowners are overpaying. However, homeowner overpayment is only slightly higher west of S. Mendocino Avenue (40.4 percent of homeowners) and east of S. Newmark Avenue (44.0 percent of homeowners). Therefore, there are no notable concentrations of homeowner overpayment in Parlier.

**Table 1K-13, Table 4K-42 Cost Burden in Parlier, 2010-2018**

Household Type	Cost Burdened			Severely Cost Burdened		
	2010	2018	Percentage Change	2010	2018	Percentage Change
All Households	24.4%	23.0%	-1.5%	21.6%	21.9%	0.3%
Renters	28.1%	28.5%	0.4%	26.5%	24.3%	-2.2%
Homeowners	19.8%	16.2%	-3.6%	15.5%	18.8%	3.3%
Lower-Income Households	31.9%	33.1%	1.2%	31.9%	31.4%	-0.5%
Renters	34.6%	34.4%	-0.2%	32.7%	29.8%	-2.9%
Homeowners	25.2%	30.2%	5.0%	30.1%	36.1%	6.0%
Moderate-Income Households	17.8%	8.7%	-9.1%	13.3%	4.3%	-9.0%
Renters	0.0%	6.5%	6.5%	0.0%	0.0%	0.0%
Homeowners	29.6%	10.5%	-19.1%	22.2%	7.9%	-14.3%
Above Moderate-Income Households	10.1%	0.0%	-10.1%	1.9%	0.0%	-1.9%
Renters	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Homeowners	13.7%	0.0%	-13.7%	2.6%	0.0%	-2.6%

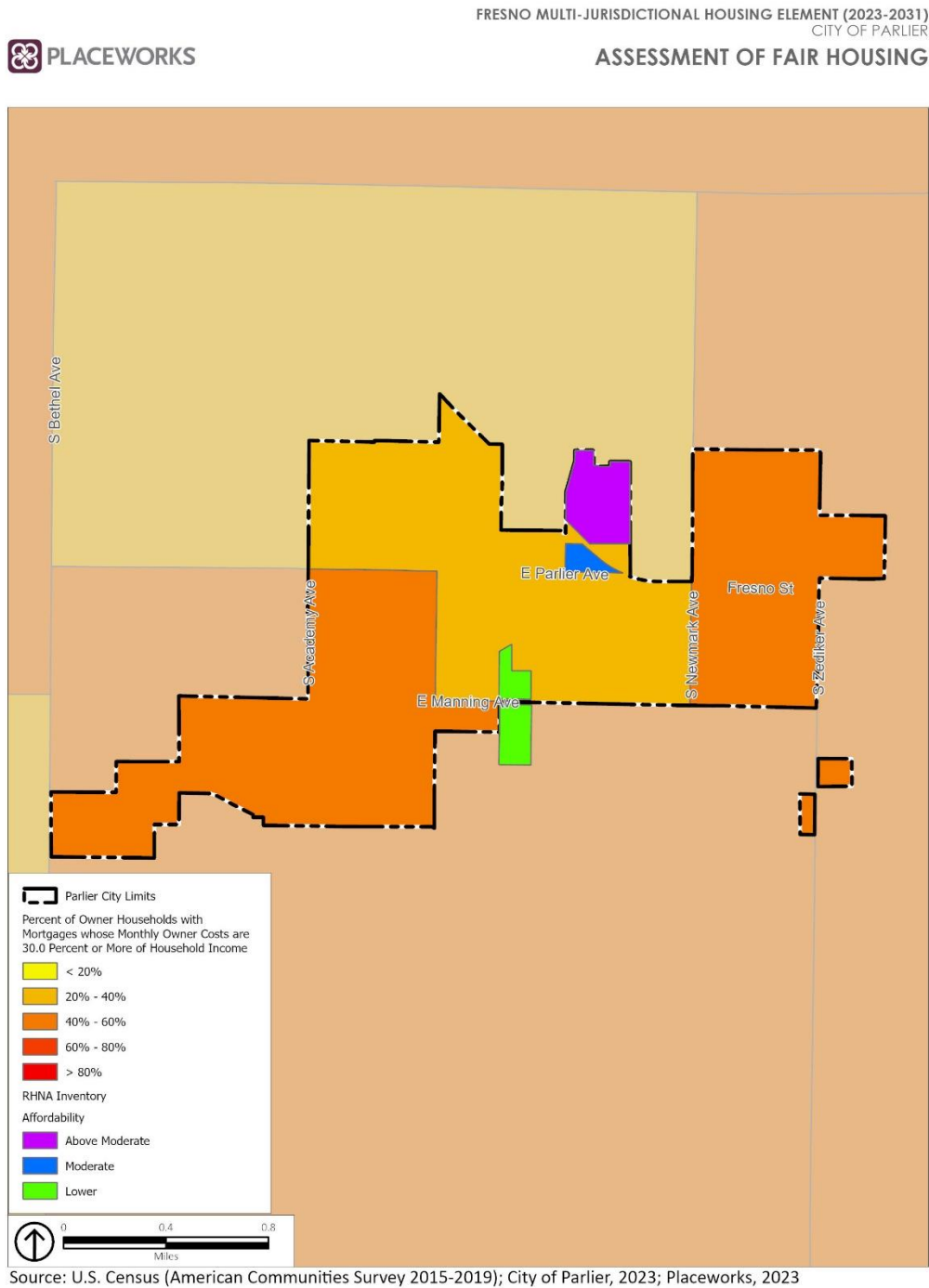
Sources: CHAS 2006-2010 and 2014-2018

Figure 1K-18 Percentage of Renters Overpaying



Percent of Renter Households Overpaying, by Census Tract

Figure 1K-19 Percentage of Homeowners Overpaying



Percent of Homeowner Households Overpaying, by Census Tract

As discussed in the Overpayment section of the HNA, overpayment often impacts lower-income households at a higher rate due to financial constraints. As such, these households are most at risk of displacement due to overpayment resulting from more limited flexibility in responding to changes in income or rent. In Parlier, 33.1 percent of all lower-income households are cost burdened, and 31.4 percent are severely cost burdened, for a total of 64.5 percent of all lower-income households experiencing some degree of cost burden (**Table 1K-1213, Cost Burden in Parlier, 2010-2018**). While at least a quarter of lower-income renters are overpaying for housing, a larger proportion of lower-income homeowners are impacted (66.3 percent of all lower-income homeowners). Overpayment rates dropped significantly for moderate-income households, and no moderate-income households were estimated to be cost burdened in 2018. The significantly higher rate of overpayment among lower-income households, across tenures, indicates a shortage of units affordable to this income group, though housing appears to be available at accessible prices for most moderate-income households.

Since 2010, moderate-income homeowners have experienced the greatest decrease in overpayment and severe overpayment rates, from 51.8 percent of moderate-income homeowners overpaying to some degree in 2010 to 18.4 percent in 2018 (**Table 1K-1213, Cost Burden in Parlier, 2010-2018**). Lower-income renters also experienced a decrease in overpayment, though to a significantly lesser degree, while lower-income homeowners experienced an increase. While home value data from 2010 is not available, in May 2014, the median home value in Parlier was \$137,216, which had increased by 108.9 percent to \$286,708 in 2022 for an average annual increase of 13.6 percent, according to Zillow. Interestingly, despite this rapid increase, the percentage of cost-burdened moderate- and above moderate-income homeowners still decreased. Data on rental prices is more limited in Parlier, but it can be assumed that housing price increases have impacted rental units as well. The ACS estimates that the median gross rent increased from \$740 in 2015 to \$847 in 2020, for an average annual increase of 2.9 percent. The slower rate of increase in rent prices is a persistent challenge of overpayment among lower-income renters, and a new challenge for moderate-income renters. Based on current overpayment rates and rapidly rising housing prices, homeowners in Mendota are disproportionately impacted by housing costs.

Programs 23 (Owner Occupied Rehabilitation Program), 24 (Fresno County Homebuyer Assistance Program), and 26 (Housing Choice Vouchers) provide language for the assistance of property owners and landlords of rental properties, code enforcement, and the marketing of rehabilitated units.

### ***Substandard Housing Conditions***

Approximately 48.7 percent of Parlier's housing units are over 30 years old, and 35.6 percent are over 50 years old, suggesting that Parlier's housing stock is relatively balanced in age (Table 2-19, Age of Housing Stock [2020], in Section 2: Housing Needs Assessment). Older units are generally more frequently subject to maintenance issues than newer housing stock. Even units that are not urgently in need of repair may benefit from energy-efficiency improvements to reduce energy usage and related climate impacts. Though not exclusively, there are two tracts where older housing stock is more concentrated. However, low median incomes and high rates of poverty reported throughout the city indicate potential for deterred home maintenance and repair is likely not isolated to these neighborhoods.



In the southwestern tract, 30.9 percent of units are over 60 years old, with only 25.7 percent constructed after 1990. A high-level visual survey of housing conditions within the southwestern area (conducted June 2023 on Google maps) found a mix of housing conditions. While the majority of units were moderately to well maintained, a number of units exhibited deferred maintenance, primarily roof, stucco, woodwork, landscape/fencing, concrete, and paint issues. Garage conversions were evident; porches and yards were used as storage areas or littered with furniture, toys, yard, or cleaning supplies and other debris; many homes had as many as six or more trash receptacles stored in front of the house, and several properties had multiple automobiles concurrently parked in the driveways, on the yard, and along the street, which supports high overcrowding rates. The single-family units north of Young Street indicated more severe deferred maintenance issues, which may correlate with a median income in the very low-income category, the highest non-White population in the city, predominantly owner-occupied tenure, high rates of severe overcrowding, and other less positive quality of life indicators that might contribute to code enforcement and deferred maintenance issues.

Many older homes in Parlier are found east of S. Newmark Avenue and south of Fresno Street, in the South Newmark and South Zediker neighborhoods. This area is designated low resource west of J Street and has no designation east of J Street, with a median income ranging from \$11,714 to \$29,9071 in 2020, according to the ACS. Therefore, it is likely that many households may not have the financial capacity to complete needed repairs on aging homes. Similar deferred maintenance issues were identified by the visual survey in the South Newmark neighborhood, which has the lowest median income in the city. Approximately 78.5 percent of the housing units east of South Newmark Avenue were constructed prior to 1990, and 33.2 percent are older than 60 years old. While many units indicated a need for homeowner and rental property owner rehabilitation assistance, there were several newly constructed small multiple-unit structures and single-family homes on infill lots, suggesting that place-based revitalization efforts may have been stimulated in this neighborhood.

Programs 23 (Owner Occupied Rehabilitation Program), 24 (Fresno County Homebuyer Assistance Program), and 26 (Housing Choice Vouchers) provide language for the assistance of property owners and landlords of rental properties, code enforcement, and the marketing of rehabilitated units.

### ***Homelessness***

In January 2022, the Fresno-Madera Continuum of Care (FMCoC) published its Homeless Census and Survey Report (Point-in-Time [PIT]) count, which estimated 3,938 persons experiencing homelessness in Fresno County. Of that number, 1,728 persons were sheltered homeless and 2,210 were unsheltered homeless (Table 2-35, Total Unsheltered and Sheltered Homeless Count: Fresno County [2022] in the HNA). Of this population, 3,397 individuals were counted in the City of Fresno and the remaining 541 in the remainder of the county.

Throughout the FMCoC area, which includes Madera County, approximately 60.0 percent of the homeless population identified as male, 29.0 percent as female, and 1.0 percent as transgender. Approximately half of the population identified as Hispanic, 6.0 percent identified as Native American or Alaska Native, 3.7 percent as Asian, 15.6 percent as Black or African American, 0.8 percent as Native Hawaiian or Pacific Islander, 60.6 percent as White, and 12.8 percent as multi-racial or belonging to another race. Additionally, 205 people, or 4.9 percent of the homeless population, were veterans, 15.0 percent were survivors of domestic violence; and 19.0 percent had a serious mental illness. While the age of homeless persons was reported generally, it did not identify the senior population. The PIT report does not distinguish the characteristics of the homeless population in Fresno County, so it is assumed that these statistics generally represent the Fresno County population. Further, the 2022 PIT does not identify the locations of those individuals in the remainder of the county. However, in 2021, the County of Fresno released a Homelessness Update that identified 26 homeless persons in the City of Parlier, approximately 13.3 percent of the homeless population in the “rural informal county,” which includes the cities of Coalinga, Firebaugh, Fowler, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, Sanger, and Selma, and the unincorporated communities of Raisin City and West Park.

**Table 1K-1314, Demographic Characteristics of the Homeless Population, 2022**, identifies the proportion of each of the protected characteristics identified in the 2022 PIT compared to the proportion of each Fresno County jurisdictions’ population, to identify whether any protected classes are disproportionately represented as part of the homeless population. The percentages for a protected characteristic population in **bold** are overrepresented in the homeless population compared to that jurisdiction’s total population. It is worth noting that, given the small size of the homeless population in Parlier, it is unlikely that all protected characteristics are represented. However, without data available at the jurisdiction level, it is assumed that the percentages of each protected class apply to the local homeless population.

**Table 1K-14 Table 1K-13: Demographic Characteristics of the Homeless Population, 2022**

Jurisdiction	Veteran	Mental Disability	Hispanic	Native American/Alaska Native	Asian	Black/African American	Native Hawaiian/Pacific Islander	White	Other/Multiple Races
Total Homeless	4.9%	19.0%	50.0%	6.0%	3.7%	15.6%	0.8%	60.6%	12.8%
Clovis	7.0%	<b>4.7%</b>	<b>32.7%</b>	<b>0.2%</b>	10.7%	<b>2.6%</b>	<b>0.2%</b>	<b>49.5%</b>	<b>4.0%</b>
Coalinga	<b>4.4%</b>	<b>5.1%</b>	62.0%	<b>2.0%</b>	<b>1.9%</b>	<b>2.9%</b>	<b>0.5%</b>	<b>28.2%</b>	<b>2.6%</b>
Firebaugh	<b>1.3%</b>	<b>2.2%</b>	94.1%	<b>0.0%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>5.8%</b>	<b>0.1%</b>
Fowler	6.4%	<b>3.9%</b>	65.2%	<b>0.3%</b>	9.9%	<b>0.4%</b>	<b>0.0%</b>	<b>19.8%</b>	<b>4.4%</b>
Fresno	5.1%	<b>6.3%</b>	<b>49.7%</b>	<b>0.5%</b>	14.0%	<b>6.9%</b>	<b>0.1%</b>	<b>26.1%</b>	<b>2.7%</b>
Huron	<b>1.1%</b>	<b>1.8%</b>	94.5%	<b>1.8%</b>	<b>0.0%</b>	<b>0.3%</b>	<b>0.0%</b>	<b>3.4%</b>	<b>0.0%</b>
Kerman	<b>3.9%</b>	<b>5.7%</b>	81.7%	<b>0.0%</b>	4.4%	<b>0.3%</b>	<b>0.0%</b>	<b>12.0%</b>	<b>1.4%</b>
Kingsburg	7.0%	<b>4.0%</b>	<b>47.7%</b>	<b>0.0%</b>	7.9%	<b>0.3%</b>	<b>0.0%</b>	<b>41.0%</b>	<b>2.7%</b>
Mendota	<b>0.5%</b>	<b>2.2%</b>	96.0%	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>3.6%</b>	<b>0.3%</b>
Orange Cove	7.0%	<b>2.6%</b>	95.3%	<b>0.0%</b>	<b>0.0%</b>	<b>1.2%</b>	<b>0.3%</b>	<b>3.0%</b>	<b>0.1%</b>
Parlier	<b>1.1%</b>	<b>2.4%</b>	97.7%	<b>0.0%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.8%</b>	<b>0.2%</b>
Reedley	<b>4.1%</b>	<b>4.0%</b>	79.3%	<b>0.2%</b>	<b>2.3%</b>	<b>1.5%</b>	<b>0.1%</b>	<b>14.2%</b>	<b>2.4%</b>
Sanger	<b>3.6%</b>	<b>3.6%</b>	80.5%	<b>0.5%</b>	<b>3.0%</b>	<b>0.0%</b>	<b>0.3%</b>	<b>15.0%</b>	<b>0.7%</b>
San Joaquin	<b>0.8%</b>	<b>1.5%</b>	97.5%	<b>0.0%</b>	<b>0.0%</b>	<b>1.0%</b>	<b>0.0%</b>	<b>1.5%</b>	<b>0.0%</b>
Selma	<b>3.6%</b>	<b>3.5%</b>	85.0%	<b>0.1%</b>	<b>1.8%</b>	<b>0.9%</b>	<b>0.0%</b>	<b>10.7%</b>	<b>1.6%</b>
Unincorporated County	5.7%	<b>4.8%</b>	<b>47.7%</b>	<b>0.6%</b>	7.5%	<b>2.0%</b>	<b>0.1%</b>	<b>39.6%</b>	<b>2.5%</b>

Sources: FCOG Data Packet, 2022; Fresno/Madera Continuum of Care, 2022; 2016-2020 ACS

As seen in [Table 1K-1314, Demographic Characteristics of the Homeless Population, 2022](#), all protected characteristics are overrepresented in the majority of Fresno County jurisdictions, with individuals with mental disabilities and residents that identify as Native American, Alaska Native, Black, African American, Native Hawaiian, Pacific Islander, White, or Other/Multiple Races being overrepresented in all Fresno County jurisdictions. Homelessness is often a cross-jurisdictional issue; therefore, the City participates in, and offers, several homelessness resources and programs that are available regionally, identified in [Table 1K-1415, Services to Address Homelessness](#).

[Table 1K-15](#), ~~Table 1K-14~~: [Services to Address Homelessness](#)

Service/Resource	Description	Operator	Location
Multi-Agency Access Program (MAP Point)	Traveling food truck and fixed locations that provide linkage to government resources and services (housing, behavioral health, physical health, food linkages, and transportation) at no cost to all residents of Fresno County	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide  Physical locations: Firebaugh, Fowler, Fresno, Huron, Kerman, Mendota, Parlier, and Reedley
Fresno County Behavioral Health WARM Line	Available during weekday business hours for non-emergency emotional and coping support for residents throughout the county	Fresno County Department of Behavioral Health	Countywide
Multi-Agency Response to Community Homelessness (MARCH)	Countywide collaboration to address homelessness through coordination of resources regionally and cross-jurisdictionally, engagement of the community, attracting private funding to support community-specific programs, and inclusion of rural representatives selected by FCOG	FCOG/Jurisdictions	Countywide
Turning Point of Central California	Mental health services including a full-service partnership program	Contracted by Fresno County Department of Behavioral Health	Countywide
Fresno County Department of Social Services Homeless Assistance	Temporary housing, permanent housing, or arrears payments for families eligible for CalWorks once during a 12-month period	Fresno County Department of Social Services	Countywide
Catholic Charities	Clothing, shelter, diapers, a food pantry, rent and mortgage assistance, DMV ID vouchers, application assistance for CalFresh and food stamps, application assistance for PG&E discounts, assistance with immigration services, and senior companionship assistance. Also has a Rural Outreach Program to serve residents throughout the region and work with migrant farmworkers.	Catholic Charities	Countywide  Physical location: City of Fresno

Service/Resource	Description	Operator	Location
Emergency Housing Voucher	Assist persons experiencing, at-risk of becoming, or recently homeless and those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking	Fresno Housing and FMCoC	Countywide
United Way	Emergency informational services to connect persons in need with Homeless Prevention Programs, food and shelter assistance, help with landlord-tenant issues, legal services referrals, and more	United Way	Countywide
Groceries2Go	Provides grocery boxes of shelf-stable food items through an appointment-based system.	Central California Food Bank	Countywide
CalFresh Enrollment Assistance	Application assistance and assistance navigating the CalFresh process.	Central California Food Bank	Countywide
Fresh Produce Distribution	Mobile Pantry Program and Neighborhood Markets operating out of self-contained vehicles that travel to rural and remote areas throughout the county. A schedule of distribution locations is available online.	Central California Food Bank	Countywide
Senior Hunger Program	Food boxes to senior-serving partners tailored to the dietary needs of seniors.	Central California Food Bank	Countywide
Partner Feeding Sites	Provides food to over 220 sites including churches, community centers, and other organizations to feed hungry residents in local neighborhoods	Central California Food Bank	Countywide
USDA Partnership	Distribute food acquired by the USDA to 47 organizations in Fresno County.	Central California Food Bank	Countywide
Fresno County Food Map	Online service mapping locations of feeding sites, food banks, etc.	Fresno County	Countywide
Projects for Assistance in Transition from Homelessness (PATH)	Street outreach for people experiencing or at risk of homelessness and referrals to housing resources, medical care, mental health counseling, and social services.	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide

Emergency shelters also include Marjaree Mason Center, Fresno Rescue Mission, Evangel Home Inc., and Plaza Terrace. [Most homeless persons live on the outer limits of Parlier or along irrigation canals. Given the small size of the city, and the lack of physical access impediments to services \(i.e. movement is not limited by physical features such as canals or freeways with limited points of access\), homeless persons within Parlier are able to access transit, employment, and local health services, which include two United Healthcare centers, and a Workforce Connection.](#)

Programs 3 (Homelessness/Unhoused Needs) [and 16 \(Zoning Code Amendments\)](#) contains objectives ~~for~~ [to provide services and remove government constraints to address](#) homelessness within the City.

### ***Farmworkers***

As discussed in the Regional Assessment of Fair Housing, farmworkers are considered a special needs group because they traditionally earn low wages and often migrate between farms, resulting in many farmworkers living in overcrowded and substandard housing conditions. Although Fresno County's overall economy has historically been largely based on agricultural operations, the number of farmworkers living in each of the jurisdictions in the county in more recent years varies depending on location, size, and diversification of their individual economic base. Further, prior to the COVID-19 pandemic, the industry started shifting toward recruiting and employing H-2A visa workers, many of whom are from Mexico and Central America. However, farmworkers are essential to Fresno County's and Parlier's economies as well as to local and national food supplies, and their needs for safe and affordable housing resources must be addressed.

The 2017 Census of Agriculture identified 51 farm operations within the 93648 zip code, which includes Parlier and surrounding land in unincorporated Fresno County. In addition, there are 48 farm operations in the adjacent 93716 zip code to the northwest of Parlier; 535 farm operations in the 93657 zip code to the north, which includes the city of Sanger; and 300 farm operations to the east and northeast in 93654 zip code, which also contains the city of Reedley. While the farm operations in these zip codes are outside of the city of Parlier, it is possible that some of these facilities, particularly those closest to Parlier, employ farmworkers that reside or use resources in the city.

According to the 2016-2020 ACS, 34.3 percent of the labor force in Parlier is employed in agriculture, forestry, fishing and hunting, and mining, a higher proportion than other jurisdictions in eastern Fresno County, except for Orange Cove, yet lower than most jurisdictions in the western part of the county (see Table 2-39, Estimated Farmworkers 2020, in the HNA). While it is possible that not all the workers in this sector are engaged in farm labor, the data allow comparisons between jurisdictions and within Parlier to gauge segments of the population at risk of overpayment, overcrowding, substandard housing conditions, or displacement.

Based on the most recent (2022) farmworker employment figures collected by the California Employment Development Department (EDD), there are 96,300 farmworkers employed throughout the county, yet housing facilities for only 2,540 occupants were contracted by H2-A employers and farm operators, according to the HCD Employee Housing Facilities Permit Services database. Although this is equivalent to only about 2.6 percent of farmworker employment countywide, it is important because H2-A workers must be provided with housing accommodations. The seasonal and often migrant nature of farm labor, and accounting for undocumented workers, suggest that these data likely underrepresent the actual farmworker population, because undocumented residents do not often participate in traditional data collection.

The Phase 1 COVID Farmworker Survey Report by the California Institute for Rural Studies, published in February 2021, estimates that undocumented workers comprise approximately 50 percent of workers statewide. They are predominantly Mexican, and the majority are Mixteco and Trique indigenous non-Spanish-speaking people. According to Michael Greenberg in “In the Valley of Fear,” published in December 2018, most of the farmworkers have been working the fields for at least a decade and have established families in the vicinity of their workplace.

Between September 2021 and January 2022, Fresno County conducted a Farmworker Survey and a Farmworker Employer Survey. A second round of each survey was conducted between February 2022 and July 2022. In total, the County surveyed 240 farmworkers and 170 farm employers. Only 2 respondents to the Fresno County Farmworkers Survey lived in Parlier. According to the countywide survey, 37.0 percent of the respondents reported being citizens, 38.2 percent reported being permanent residents, 16.0 percent identified their status as undocumented workers, 6.3 percent did not respond, and 1.3 percent had H-2A visa status. Due to the lack of representation of respondents residing in or near Parlier, a definitive determination of the proportion of undocumented workers cannot be made; therefore, it is likely that the representation of undocumented workers from the Fresno County region in the farmworkers survey may apply to the farmworker population in Parlier and surrounding communities.

According to the EDD, the most recent data from 2014 measured the median wage for farmworkers at \$13.44 per hour, or approximately \$25,804 per year for full-time work, which is considered extremely low income, correlating with the 2019 poverty threshold of \$25,750. Seasonal workers without a year-round income could have lower incomes. The median income in Parlier is \$37,434, and 29.7 percent of the population lives below the poverty threshold. While 97.7 percent of the households in the city are Hispanic, all of the households in poverty in the city are Hispanic households. The findings from the Farmworker Survey indicate that 99.6 percent of farmworkers surveyed countywide are Hispanic. When the ACS 2016-2020 data that 34.3 percent of the labor force in Parlier is employed in agriculture are combined with the above poverty and EDD wage data, it suggests that a majority of the labor force employed in agricultural industries is Hispanic (see HNA Table 2-10, Employment by Industry), and it is likely that many of these workers have incomes below the poverty threshold.

The HCD Employee Housing Facilities Permit Services database identified 178 units of farm housing with total occupancy capacity for 266 workers in Parlier (see **Table 1K-1516, Farmworker Housing Facilities in Parlier**). However, the Parlier Migrant Center (131 units) operates on a seasonal basis and therefore does not provide year-round housing opportunities. Orchard Commons is a new 41-unit farmworker apartment community with a mix of two-, three-, and four-bedroom units (maximum occupancy assumes an average of 3 persons per unit). All facilities are within the city limits, with access to resources, education and medical facilities, transportation connections, and other services. There are no H-2A visa housing resources in Parlier and the surrounding area. The high proportion of persons engaged in the agricultural industries in Parlier and the limited number of farmworker housing facilities suggest that farmworkers residing in the city may have difficulty finding affordable, appropriately sized housing.

**Table 1K-16 Table 1K-15 Farmworker Housing Resources in Parlier**

Name of Facility	Location	# of Rooms	Maximum Occupancy	Current Occupancy
<b>Farmworker Housing Facilities</b>				
Parlier Apartments	13354 Ann Street - Parlier	6	12	12
Parlier Migrant Center	8800 South Academy Ave - Parlier	131	131	Seasonal
Orchard Commons	295 South Newmark Avenue - Parlier	41	123	Unknown
<b>H-2A Visa Farmworker Housing Facilities</b>				
N/A				

Source: HCD Employee Housing Facilities Permit Services database, January 2023.

Note: Facilities reported in operation as of 12/31/2022.

Overall, the permanent and seasonal farmworker housing facilities in the city result in a shortfall of units to meet the needs of farmworker households. Given this shortfall, many farmworkers are likely forced to pay market rate for their housing or find other options, such as sleeping in vehicles or garages. In Parlier, the Migrant Center farm labor housing facility generally is not suitable for families, although the new Orchard Commons is designed to accommodate family units. Farmworkers that are citizens and permanent residents may have access to the additional federally or locally assisted affordable housing opportunities in Parlier, although they must compete with other lower-income households for the limited number of units. There are 677 affordable HUD, USDA, state, or locally assisted affordable housing opportunities in the city, 32 units in the sphere of influence, and 61 residents in the city using HCVs. For undocumented workers, options are more limited, and a large number of farmworkers, even permanent residents, may live in spaces not intended for human habitation, such as shacks, outbuildings and sheds, and converted garages, often in severely overcrowded conditions.

Permanent resident farmworker households are included in ACS estimates and therefore part of the CHAS housing needs. Consequently, the housing needs of low-income farmworker households are not differentiated from other lower-income households experiencing overpayment, overcrowding, and substandard housing (38.1 percent of households citywide). Because 34.3 percent of the labor force in Parlier is reported to be employed in agricultural operations and similar fields, farmworkers may comprise a portion of extremely low- and very low-income households experiencing one or more of these housing problems. Based on the Farmworker Survey, 81.7 percent of respondents from throughout the county reported an income below \$2,500 per month, which corresponds to an extremely low-income for a household of four. However, both respondents who identified Parlier as their place of residence reported incomes below \$2,000 per month. Assuming wages in and around Parlier for farmworkers is relatively similar, this suggests that farmworkers in Parlier may face greater challenges finding affordable housing than the majority of farmworkers throughout the county.



Based on socioeconomic indicators that align with general characteristics of the farmworker community in Fresno County, it is likely that lower-income farmworker households reside throughout the city. The majority of Parlier west of South Newmark Avenue is designated as a TCAC/HCD Area of Segregation and Poverty, with a poverty rate of 36.5 percent and median incomes ranging from \$30,833 to \$43,214 within the two block groups in this tract. Additionally, the South Newmark/South Zediker neighborhood has a low resource designation, median incomes in the two block groups of \$11,714 and of \$29,207, and between 33.3 and 47.4 percent of households in this neighborhood have incomes below the poverty line.

Citizens, noncitizens with permanent status, and H-2A visa workers are eligible for public housing, HCVs, USDA rural rental assistance and Section 8 project-based rental assistance. Section 214 of the Housing and Community Development Act of 1980, as amended, makes certain categories of noncitizens eligible for assistance, including most categories of immigrants, but excludes unauthorized immigrants (e.g., undocumented) and those in temporary status (e.g., tourists and students). Section 214 applies to specific programs, primarily federal rental assistance programs administered by HUD and the USDA, including Public Housing, Housing Choice Voucher, Section 8 project-based rental assistance programs, and rural rental assistance. Undocumented residents are subject to eligibility requirements based on whether Section 214-covered programs are administered by HUD or USDA, which implement different regulatory treatment for mixed-status households depending on householder status. For HUD Section 214 projects, an ineligible noncitizen may reside with family members who are eligible to qualify for affordable housing (such as an undocumented single parent with U.S. citizen children or an undocumented worker married to an eligible householder), although Section 8 benefits are prorated depending on the number of undocumented household members. For USDA Section 214 projects, an undocumented householder would not be eligible to participate in the Housing Choice Voucher program, and therefore would not qualify to live in the USDA-assisted affordable multifamily housing complexes (i.e., Parlier Garden Apartments, Orchard Commons and Parker/Garden Valley Homes). However, a family with an eligible householder that includes undocumented household members (such as a U.S. citizen householder married to an undocumented worker) would qualify to reside in these properties and receive full HCV benefits. This assistance-ineligible population is considered underserved and at higher risk of overpayment, overcrowding, and displacement compounded by the legal complexities of eligibility and language barriers.

Similar to most jurisdictions in Fresno County, the majority of the residential opportunities in Parlier are single-family detached and attached units, which comprise 63.5 percent of the housing stock. Multifamily units comprise 33.0 percent of the housing stock, of which 45.4 percent are deed restricted or subsidized as affordable units. Parlier has a moderate proportion of mobile homes at 3.5 percent of the stock, which are typically more affordable than single-family residential units and may serve as a valuable housing resource for workers unable to qualify for market rate or affordable rental housing, or other accommodations. The proportion of renters in older neighborhoods ranges between 55.7 to 74.3 percent of households, suggesting that a portion of single-family units are renter occupied.

The high renter rate in single-family neighborhoods may support findings of the Farmworker Survey, where respondents countywide indicated their preference for single-family units regardless of owner or renter status. All of the renters responded that they desired to be homeowners but could not attain that goal. According to the Farmworkers Survey, 95.6 percent of renters responded that they desired to be homeowners. Further, 78.4 percent of the farmworker renter households consisted of three or more persons, of which 93.6 percent had resided in the U.S. for 10 or more years, 3.7 percent less than 10 years, and 2.7 did not respond. The prevalence of households with three or more persons, coupled with the longevity in the U.S. of the majority of the renters and the preference for single family unit type, further substantiate the need for housing to accommodate families. The lower proportion of owner-occupied housing units in the city suggests that the cost of homeownership, even with a median home price of \$267,000, is more than the majority of households in the city can pay, including farmworkers. For this reason, farmworkers seeking homeowner opportunities may choose to live in communities where the cost of housing is lower.

The average household size is higher in Parlier (4 persons) than the county overall and the state, and 31.3 of Parlier households have five or more persons. The Farmworker Survey found that the average farmworker household size in the county was 3.9 persons, similar to conditions in Parlier. Homeowner households in the city have a larger household size (average 4.3 persons per household) than renters (average 3.9 persons per household). In Parlier, 52.0 percent of rental units have three or more bedrooms—some of which may be single-family units—and 87.4 percent of owner-occupied homes have three or more bedrooms, which better accommodate larger households without overcrowding. Farmworker survey results indicated that 58.4 percent of the countywide respondents were living in overcrowded conditions, with renter households finding units large enough to accommodate household size more of a challenge. Although a limited number of three-, four-, and a few five-bedroom units are available in the affordable rental complexes, much of the older housing stock are two and three bedrooms. Therefore, it is likely that farmworker renter households would have difficulty finding appropriately sized affordable housing in Parlier. The rate of overcrowding citywide is 12.8 percent, higher than the county and statewide average. Of the total households in the city, 4.6 percent are overcrowded homeowners and 8.2 percent are overcrowded renters. Average household size in the central neighborhoods, where the affordable housing complexes are, tends to be larger, with an average of 4.6 persons per household, although overcrowding is lower, roughly 13.0 percent, compared to the neighborhoods in the southwestern portion of the city where overcrowding exceeds 24.0 percent. This suggests that farmworker households and other large households, particularly renters, may face challenges finding adequately sized units within their ability to pay in Parlier, resulting in households sharing a dwelling or multiple family members sharing rooms.

In response to the observed need for continued support and housing resources for local farmworkers, the City includes Program 9 ([Support Funding for Farmworker Housing](#)) to reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing, and provide materials on available resources and financial assistance on the City website. [Program 28 \(Improve Access to Resources\)](#) will assist residents with obtaining resources to improve opportunities.

### ***Displacement Risk***

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census-tract level. Levels of displacement risk range from “probable displacement” to “extreme displacement,” with four total levels of displacement risk if displacement risk is present. The Urban Displacement Project has not identified any areas of elevated risk in Parlier, though the entire city has been identified as a “vulnerable community” (**Figure 1K-20, Vulnerable Community Designation**). Vulnerability is defined as areas in which the share of very low-income residents is above 20.0 percent, and the tract meets at least two of the following criteria:

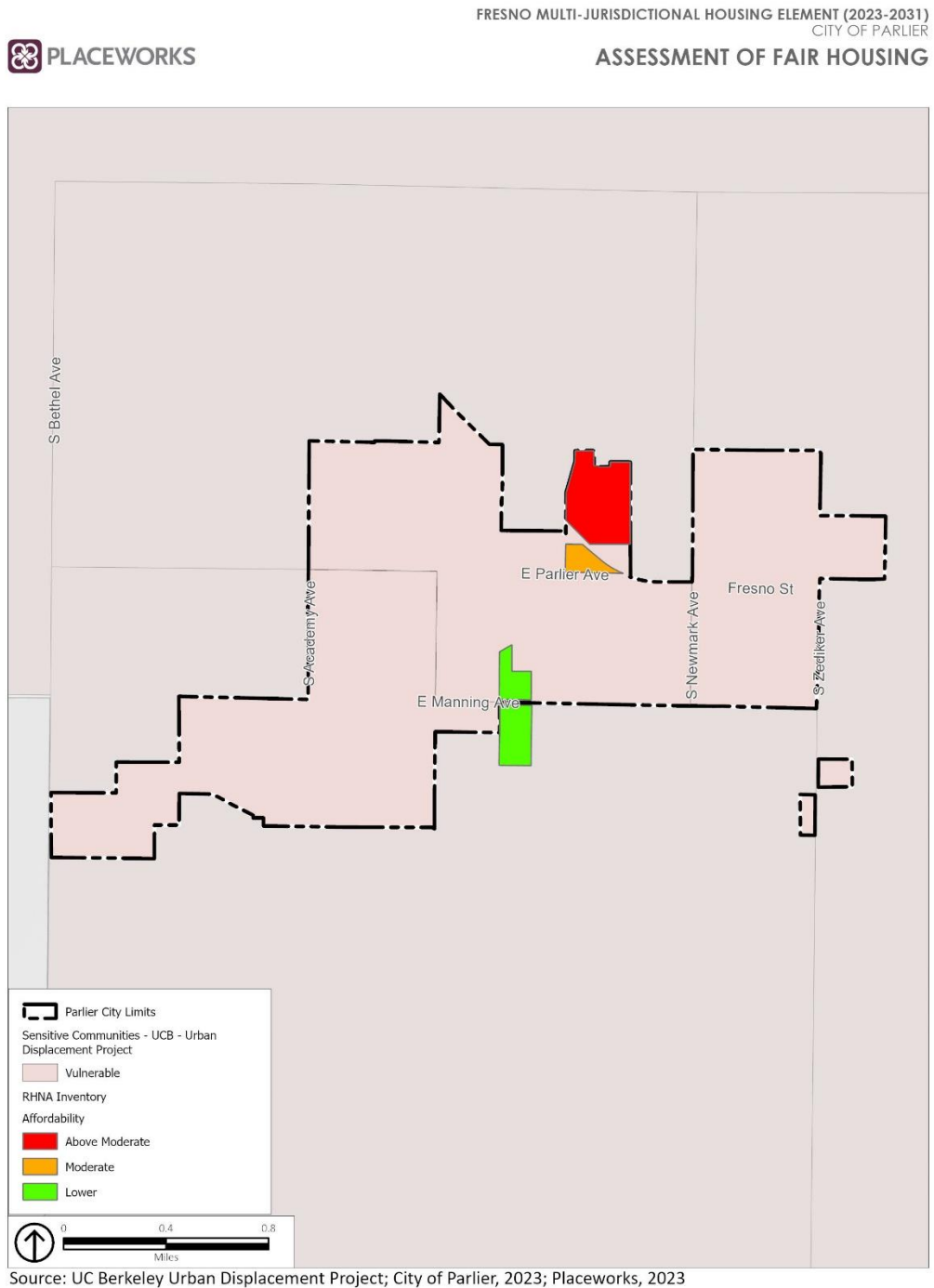
- Share of renters is above 40.0 percent,
- Share of people of color is above 50.0 percent,
- Share of very low-income households that are severely rent burdened households is above the county median, or
- They or areas in close proximity have been experiencing displacement pressures.

The Urban Displacement Project defines displacement pressures as a percentage change in rent greater than the county median for rent increases. While the Urban Displacement Project does not specify the specific conditions that led to the vulnerability determination for Parlier, it can be assumed that residents of Parlier experience heightened displacement risk compared to residents elsewhere in the county due to a combination of incomes and housing prices.

As found in the analysis of overpayment, for-sale home costs have increased by an average of 13.6 percent annually since 2014, and rental costs have increased by an average of 2.9 percent annually since 2015. The ACS estimates that, since 2014, the median income in Parlier has increased by an average of 2.9 percent annually. When comparing change in median income to change in home prices, it appears that wage increases have kept pace with rental costs, but home value increases have risen at nearly five times the rate of wages, suggesting a higher displacement risk for current and prospective homeowners. In comparison, countywide, median incomes have increased by approximately 4.4 percent annually and rents have increased by 3.2 percent on average. While Zillow does not report countywide home values, the ACS estimates that these have increased by 3.9 percent annually, on average. Therefore, in contrast to conditions in Parlier, there may be a moderate decrease in displacement risk countywide due to home costs. The inflated displacement risk resulting from discrepancies in wages and housing costs in Parlier reflects a disproportionate need for affordable options in the city.

Programs 8 (Affordable Housing Incentives), 11 (Extremely Low-Income Households), 13 (Encourage and Facilitate Accessory Units), 17 (Reasonable Accommodations and Universal Design), 18 (Lot Consolidation), 20 (Preliminary Applications (SB 330) and Streamlined Approval (SB 35)), 21 (Objective design Standards), 24 (Fresno County Homebuyer Assistance Program), and 26 (Housing Choice Vouchers) support the development of affordable ownership units and other strategies for affordable housing mobility.

Figure 1K-20 Vulnerable Community Designation



Vulnerable Communities

## ***Other Relevant Factors***

In addition to the indicators analyzed previously, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. For example, historical development patterns may have resulted in neighborhoods that are largely or exclusively made up of single-family homes, or historical discrimination may have influenced a city's racial and ethnic composition. Further, given current market trends, newer market-rate neighborhoods may not be financially accessible to lower-income households without overpayment or overcrowding. Other factors may include public and private investment, local regulatory or economic development plans, and historical policies. Those factors that are considered relevant vary between jurisdictions and are described at the local level herein.

### ***Land Use and Zoning Patterns***

According to the 2016-2020 ACS, 63.5 percent of the housing stock in Parlier is single-family units, inclusive of single-family attached units, indicating a slightly lower proportion of single-family units relative to other Fresno County jurisdictions. Duplex, triplex, and fourplex unit types make up approximately 14.4 percent of housing units. Approximately 13.5 percent of the housing stock consists of multifamily units in structures of five to nine units, which is a significantly higher proportion than Fresno County and the state overall. The remainder of multifamily units (5.1 percent of total housing stock) are in structures with 10 or more units. Mobile homes, a housing type that is often naturally more affordable, comprise 3.5 percent of the housing stock, comparable to other Fresno County jurisdictions. Although the majority of the housing stock in the City of Parlier consists of single-family detached and attached unit types, approximately 37.4 percent of the single-family detached and attached housing stock is renter occupied, indicating that a significant portion of the single-family housing stock are rental units. [Program 5, Rezoning and Prezoning/Annexation for RHNA, proposes to increase the amount of lower and moderate income multifamily housing capacity by 418 dwelling units.](#)

While in most communities single-family zoning can create desirable places to live, higher entry costs associated with this housing type can also pose a barrier to access for lower- and some moderate-income households, restricting access to economic, educational, and other opportunities that may be available in single-family neighborhoods. However, in the City of Parlier, the majority of the single-family residential neighborhoods are in areas designated as High Segregation and Poverty by TCAC and HCD in 2021, with the remainder in a low-resource designation. [These areas are marked by Parlier Junior High School, Ben Benavidez Elementary School, John C Martinez Elementary School, the Parlier Branch Library, Veterans Park, commercial retail, two supermarkets, transit access with transferless stops to Kingsburg, Fowler, Selma, Reedley, Orange Cove, Sanger, and Fresno; in addition to the majority of new residential growth in the city. Given the amount of public facilities in these areas, significant public investment has been poured made in into the high segregation and poverty areas. The High Resource Area, marked as northeast of Newmark and First Avenues, contains Parlier High School, Maxco Supply, and Earl Ruth Park, and generally has had the least amount of residential development and supportive services.](#) According to a survey of home values on Zillow.com conducted in November 2022, there are single-family units available for purchase within the price threshold of low-income households; however, these units are concentrated in the older neighborhoods south of downtown and within the southeastern portion of the city, where the

concentration of households with the lowest median income are found. Therefore, the single-family housing type does not necessarily indicate more positive access to education, services, employment, and business resources over multifamily neighborhoods.

Affordable housing development in the current market typically requires higher-density zones to support construction; therefore, zones limited to single dwelling units on each lot generally do not support affordable development. As shown in **Figure 1K-15, Zoning in Parlier**, there are two zones for higher-density multifamily housing in the city. The R-2 Low Density Multiple Family Residential district is intended to accommodate a variety of housing types, such as small-lot, single-family homes, detached zero lot line developments, duplexes, triplexes, fourplexes, townhouses, condominiums, and garden apartments. The R-3 Medium Density Multiple Family Residential district is intended for higher-density residential development and accommodates attached homes, duplexes to fourplexes, apartment buildings, and condominiums. Mixed uses with residential components are permitted within any C-P Administrative and Professional Office district.

R-3 parcels are scattered throughout the city, with a higher concentration in the vicinity of Manning Avenue, with direct access to existing and future Community Commercial and General Commercial zone development, and include the affordable Tuolumne Village, Tuolumne Village Apartments, Salandini Villa, Bella Vista Apartments, Parlier Garden Apartments, and a number of market-rate multifamily complexes. R-3 zoning is also found along Parlier Avenue, including the affordable Oak Grove, Avila Avenue Apartments, Parlier Parkwood Apartments, and Parlier Family Apartments, most of which are near educational facilities or parks. R-2 zoning is also found throughout the city in the older residential neighborhoods and adjacent to R-3 zones as a transitional density zone. The potential for mixed-use residential development in the C-P Administrative and Professional Office district expands the opportunities for higher-density units integrated into employment sites, fostering access to business, services, educational, and employment opportunities and Manning Avenue, which is a major arterial linking eastern Fresno County to State Route (SR) 99.

The high proportion and location of higher-density residential parcels in the city suggests some opportunities for income-integrated neighborhoods and improved access to services and amenities given proximity to commercial business, service, and employment opportunities on Manning Avenue and within the older mix of single-family and small multifamily structures in the vicinity of the downtown. Many of the parcels zoned for multifamily are along the central circulation routes and near nonresidential uses, which is consistent with a countywide pattern finding multifamily housing, particularly affordable complexes, in proximity to nonresidential uses and major transportation thoroughfares. However, given the small size of the city, the location of the higher-density residential is advantageous to provide opportunities for access to available resources and connectivity to SR 99 to the west.

Program 18 (Lot Consolidation), 21 (Objective Design Standards), and 26 (Housing Choice Vouchers) support affordable options in higher opportunity areas. Sites 3 and 4, both located along high-resource corridor Manning Avenue and discussed in Program 5, Rezoning and Prezoning/Annexation for RHNA, are proposed to be upzoned and annexed into the City to support higher residential densities.

### *Historical Development Patterns*

The Fresno County Historical Society records show that the Parlier family migrated from Illinois in 1876, acquiring a 640-acre farm on the City of Parlier's present site. As president of the Kingsburg Canal and Irrigation Company, Parlier was instrumental in providing the right-of-way for a Santa Fe Railroad spur and depot, fostering growth in the city, beginning with the Parlier family's general store, trading post, and post office in the center of the settlement. By the turn of the century, the city boasted packing houses, a bank, a winery, and its own school district.

Like many jurisdictions in the San Joaquin Valley, the area attracted settlers from Scandinavia, Germany, Armenia, and Japan. Descendants of many of the original settlers from Japan, Armenia, and Europe continue their farm operations as principal grower-shippers of fruit in the area. Wheat was the first primary agricultural crop. However, with improved irrigation systems, vineyard farming and fruit trees became the agricultural mainstay in the Parlier area. Grape growers actively participated in the formation of the California Associated Raisin Company in 1912 (which later became Sun Maid in 1923), establishing a raisin processing plant and earning the City of Parlier the nickname "buckle of the raisin belt." Following the opening of the raisin plant, the City incorporated in 1921, two new educational facilities were constructed, and the downtown was expanded. At the time of incorporation, the city was bound by Newmark Avenue to the west, Zediker Avenue to the east, Manning Avenue to the south, although development reached only as far as Tuolumne Street, and 4th Street to the north. The railroad ran the length of Parlier Avenue, with the depot between Fig Street and J Street. Commercial and agricultural production processing and packing plants constituted the majority of uses along what is now Fresno Street south to Tulare Street, with residential neighborhoods south of Tulare Street to Tuolumne Street, and north of Parlier Avenue up to the new high school at the northern boundary. However, during the Great Depression, the raisin processing plant relocated outside of the city, greatly impacting the city's economy.

According to the center for North American Integration and Development, in a paper on Parlier's farmworker economy in 1995, when the City of Parlier incorporated in 1921, 95.0 percent of the population was White. During World War I, labor shortages stimulated demand for farmworkers. The void was filled by workers of Mexican origin, primarily from Texas, settling in the western area of Parlier, then known as La Colonia, or "Little Texas." This initiated a pattern of ethnic segregation in the city, with Armenians in the southwest area of town, Asians in the west, and further west in its own separate enclave was the La Colonia neighborhood, a separation that continued to exist in the state farm labor camps through the 1990s. However, the establishment of a permanent Hispanic population in the city led to an eruption of political activism and white flight in the 1980s and by the 1990 Census, 98.0 percent of the city's population was Hispanic.

### ***Public Investment Patterns***

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in the City of Parlier has been prioritized based on need and available funding, which has prevented disinvestment in any particular area of the city. However, any infrastructure or facilities in need of improvement are identified for investment in the City’s Annual Budget. Capital improvements are funded from a variety of sources that can each be used for specific purposes. These funds are allocated to improve roadways and other transportation infrastructure, and other projects, including:

- **Water System and Wastewater Treatment Plant Upgrades.** To provide capacity for existing and proposed development, the City will expand and upgrade the City wastewater treatment plant and complete well upgrades to improve water quality for residents. To accommodate the provision of shovel-ready sites in the Industrial Park, a new 1.25-million-gallon water tank will be constructed to improve water quality and provide additional capacity for future development, and therefore future employment opportunities.
- **Parks and Recreation Facilities.** To provide access to amenities in the city for existing and anticipated residential growth, the City completed construction of a new recreation center to offer recreation, counseling, computer education, and other youth programs and has completed Grant Park improvements.
- **Roadway Improvements.** The City will rehabilitate and improve roadways throughout the city, including widening alleys and streets to enhance resident access to businesses and services in the downtown, increase public safety, and support existing and proposed commercial, industrial, and residential development throughout the city.

The City of Parlier has zoned almost 300 acres for development of the Parlier Industrial Park on Manning Avenue, with Phase I completed. Three manufacturing companies have established their operations within the business park, bringing employment opportunities to residents of the city, and stimulating the need for additional housing for all income levels and supporting commercial and services amenities. The City is pursuing funding to develop Phase II of the business park, including construction of public water and sewer infrastructure improvements and any other off-site improvements needed to provide shovel-ready sites.

### ***Local Knowledge***

With the influx of federal and state funding in the 1970s, the City implemented improvements to community facilities and resources, including construction of a community center, medical facilities, a library, and several affordable housing complexes. West Parlier was incorporated into the city, roads were paved, and other services were upgraded. When West Parlier, earlier termed La Colonia or “Little Texas,” was incorporated into the city, the United Farm Workers’ real estate arm also built a tract of single-family homes on S. Academy Avenue to meet new demand for housing.

While these improvements did facilitate place-based revitalization and improve access to improved services and amenities, the city still faced economic hardships. The vitality of the downtown area declined as new commercial and shopping opportunities developed in nearby cities. Residential development continued,



however, as market prices in the city were attractive, providing housing mobility opportunities for workers commuting to employment in surrounding cities.

However, in recent years, with the incorporation of land at the southern edge of the city for business and industrial park uses, the City has been undertaking revitalization of the downtown core area, beginning with the Downtown Façade Improvement Program and Streetscape Improvements Program to promote public safety and rehabilitate properties, as well as providing economic incentives to attract new businesses and provide employment opportunities for existing and future residents.

Residential growth has also been supported in concert with promotion of new economic and employment opportunities. In 2010, the City expanded the northern Sphere of Influence boundaries to include multiple sites for high-density residential, which have subsequently been annexed into the city. Between 2006 and 2015, five affordable housing complexes were constructed, providing 299 affordable housing units for lower-income housing mobility, as well as market-rate multifamily complexes affordable to moderate-income households. Additionally, almost 300 single-family units were approved and constructed for farmworker housing under the Joe Serna Jr. Farmworker Program.

## ***Enforcement and Outreach Capacity***

### ***Compliance with Fair Housing Laws***

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The City of Parlier enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identifies how the City complies with fair housing laws:

- **Density Bonus Law (Government Code Section 65915).** The City has included **Program 16** to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with state law.
- **No-Net-Loss (Government Code Section 65863).** The City has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the City's surplus unit capacity is 238, composed of 27 lower-income units, and 211 above moderate-income units.
- **Housing Accountability Act (HAA) (Government Code Section 65589.5).** The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. However, the City has included **Program 16** to allow emergency shelters by-right, without limitations, in at least one zoning district.
- **Senate Bill 35 (Government Code Section 65913.4).** The City will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by September 2023 (**Program 20**).
- **Senate Bill 330 (Government Code Section 65589.5).** The City complies with SB 330, relying on regulations set forth in the law for processing preliminary application for housing development

projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. The City has included **Program 20** to formalize this process by establishing a written procedure to be made available on the City's website and at public counters.

- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The City provides protections to residents through referrals to legal assistance organizations, such as California Rural Legal Assistance, and has included **Program 27** to promote Fair Housing Practices within the City.
- **Review Processes (Government Code Section 65008).** The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.
- **Assembly Bill 686 (Government Code Section 8899.50).** The City has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table 1K-1718, Factors Contributing to Fair Housing Issues**.
- **Equal Access (Government Code Section 11135 et seq.).** Upon request, the City provides translation services for all public meetings and materials and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.

### ***Fair Housing Outreach***

Regional outreach efforts for the Multi-Jurisdictional Housing Element included interviewing Fair Housing of Central California (FHCC) for feedback on housing need, fair housing concerns, and opportunities to affirmatively further fair housing throughout the county. FHCC is a nonprofit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. They accomplish this through advocacy, assistance for victims of discrimination, and enforcement of fair housing laws.

In response to the request for input, FHCC noted that the most common fair housing issues reported throughout Fresno County are discrimination on the bases of disability and race. Further, they expressed concern about the aging multifamily housing stock becoming uninhabitable due to physical conditions. However, given the shortage of affordable housing in the region, FHCC noted that many units that have already physically deteriorated are still occupied, posing a risk to occupants. Discrimination by landlords or agents, as well as deliberate segregation, has resulted in fair housing concerns, particularly for protected and special-needs populations, such as persons with disabilities and lower-income households.

FHCC emphasized a need for more government involvement in enforcement of fair housing laws. Currently, affordable housing options are often concentrated in specific neighborhoods. When developers are encouraged to continue to build affordable units in these areas as a result of zoning or other government regulations, this results in either intentional or unintentional segregation based on income. When asked about opportunities for local governments to actively improve outreach regarding fair housing and to combat existing issues, FHCC identified several opportunities, including local rent controls to manage affordability and reduce displacement risk, code enforcement to ensure a safe and habitable housing stock, funding fair housing groups such as FHCC to enforce fair housing laws, and adjusting regulations or encouraging development of a variety of unit types and sizes throughout the jurisdiction to promote mobility and integration.

In response to the feedback received, the City has included Program 27 to improve fair housing outreach capacity and multilingual accessibility to all public resources, information, and meetings, including fair housing resources. This program also includes steps to establish a procedure to connect residents with fair housing organizations, make information readily available and accessible on the City's website and in public buildings, and conduct biannual trainings for landlords on fair housing laws, rights, and responsibilities.

### ***Discrimination Cases***

In its 2020 Annual Report, the California Civil Rights Department (previously Department of Fair Employment and Housing) reported that it received nine housing complaints from residents of Fresno County, approximately 1.0 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), the Civil Rights Department also dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), reporting them by the origin of the issue.

HUD FHEO reported that there were two cases filed by residents of the City of Parlier between January 13 and April 2021. One of these cases was closed following a no-cause determination. The second alleged discrimination on the basis of disability and was closed following conciliation or successful settlement. In addition to these cases, two inquiries were made, neither of which included a basis for potential discrimination. Of these inquiries, one was determined to not have a valid basis and the other was not pursued as the claimant failed to respond to HUD. While there were few formal cases in Parlier, this does not necessarily mean that there is no discrimination. In some cases, residents may be hesitant to report discrimination, such as in the case of undocumented residents that fear retaliation or may not be aware of fair housing legal assistance available to them.

Program 27 (Housing Discrimination Monitoring and Referral) supports Fair Housing practices within the City through providing both fair housing providers and fair housing information.

## Sites Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity.

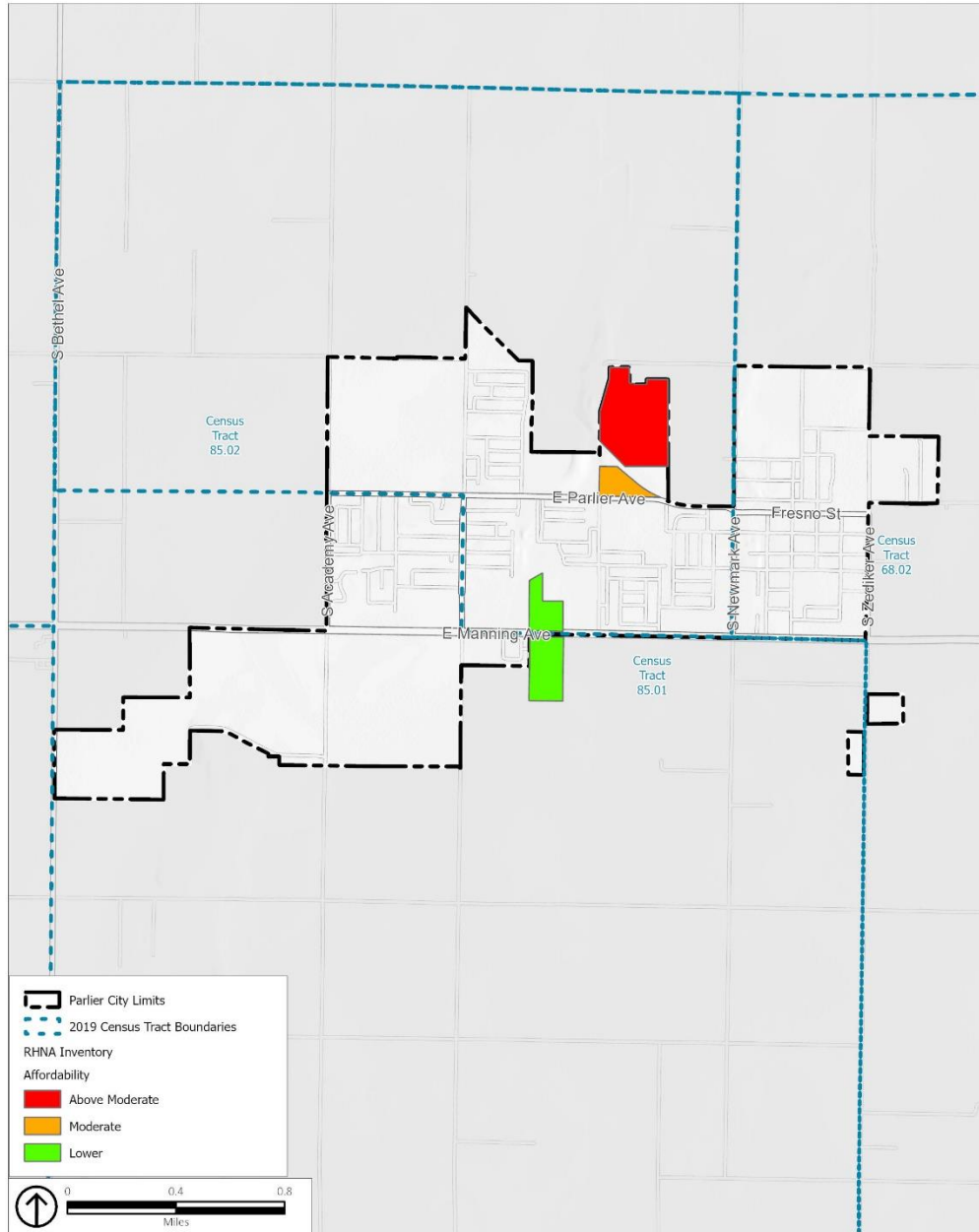
**Table 1K-1617, RHNA Capacity by Census Tracts in Parlier**, presents the RHNA capacity by census tracts in the city, and the existing conditions of each tract as they relate to indicators of fair housing. **Figure 1K-21, Census Tracts in Parlier**, shows the location of each census tract within the city. There are two census tracts in Parlier that include sites, all of which include land within the city as well as land within the adjacent unincorporated county. As shown, unit capacity for lower-income sites has been identified in census tract 85.01 and all three income levels on separate sites in tract 85.02.

As identified in the analysis of *Patterns of Integration and Segregation*, based on the revised methodology for determining racially and ethnically areas of high segregation and poverty, both tracts 85.01 and 85.02 in Parlier meet the criteria of being considered an Area of High Segregation and Poverty.

Table 1K-17 ~~Table 1K-16~~ RHNA Capacity by Census Tracts in Parlier

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators												
		Low	Mod.	Above Mod.	Integration and Segregation						Access to Opportunity			Displacement Risk			
					Median Income	Poverty Rate	Low- to Moderate-Income Population	Non-White Population	Disability Rate	High Segregation and Poverty	Resource Designation	Jobs Proximity Index	CalEnviro Screen Percentile	Over Crowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate	% Renter Households
85.01	1,186	152	0	0	\$24,018 to \$55,158	36.9%	57.7%	98.7%	7.7%	Yes	High Segregation and Poverty	5	94	24.1%	61.7%	40.4%	64.6%
85.02	2,201	204	111	284	\$35,192 to \$55,158	36.5%	55.2%	98.9%	7.7%	Yes	High Segregation and Poverty	6 to 7	93.6	13.0%	64.9%	39.8%	55.1%

Figure 1K-21 Census Tracts in Parlier



Census Tracts in Parlier

Tract 85.02, north of East Manning between South Mendocino and South Newmark Avenues and north of East Parlier Avenue between South Academy and South Mendocino Avenues, has the highest percentage of total unit capacity (73.9 percent). In this tract, the City has identified capacity for 57.3 percent of lower-income unit capacity, 100.00 percent of moderate-income capacity, and 100.00 percent of above moderate-income capacity. The census tract includes three block groups corresponding with a TCAC/HCD resource designation of Area of High Segregation and Poverty, with non-White populations comprising over 98.0 percent of the households and an overall poverty rate of 36.5 percent. Median household incomes in the two central block groups between Manning and East Parlier Avenues are \$30,883 west of Madsen Avenue, with renters being the predominant tenure (three affordable housing complexes are located in this block group), and \$43,214 west of Madsen, which is a predominantly homeowner neighborhood (with two affordable multifamily complexes). The affordable housing complexes, including Avila Avenue Apartments II just outside the city boundary, may contribute to the lower median incomes. The remainder of the tract north of East Parlier Avenue has a median income of \$37,428, and 67.3 percent of the housing stock is predominantly owner-occupied, with rental opportunities in the Quail Ridge Apartments, as well as the Parlier Family Apartments and Parlier Parkwood Apartments which include deed restricted units. The single-family subdivisions are generally newer in this northwestern block group, suggesting that the quality-of-life indicators attributed to the tract as a whole may be somewhat more positive in these neighborhoods.

Although this tract has a moderate proportion of renter households (55.1 percent of total households) it has the highest rates of renter overpayment (64.9 percent), and 39.8 percent of homeowners overpay for housing. This is the highest rate of rental overpayment in the city, suggesting a shortage of affordable rental housing, even though seven of the nine deed-restricted housing complexes are included in this tract, (excluding Parlier Migrant Center). All of the above moderate-income unit capacity in this tract has been identified in the northeastern portion to provide housing mobility opportunities for current and future higher-income residents, as well as all of the moderate-income unit capacity in proximity to commercial and services uses. The inclusion of over one half of lower-income unit capacity in the lowest income block group, which includes older mixed single-family and small multifamily residential neighborhoods, will foster improved housing mobility and rental opportunities where there is need for this housing type in close proximity to commercial and services businesses and S. Ben Benavidez Elementary School. .

The site in tract 85.01 includes 22.1 percent of total unit capacity made up of 42.7 percent of lower-income unit capacity which is in the city's sphere of influence and is proposed to be rezoned and annexed into the City as part of Program 5. The tract is largely undeveloped south of Manning Avenue with scattered industrial uses, auto parts lots, a few residential units, and the Salandini Villa apartments at the northeastern edge of the block group. The two block groups north of Manning and west of South Mendocino Avenue include a mix of multifamily and single-family residential development, and the Parlier Migrant Center is located in the block group south of Young Avenue along the western edge of the city. Median income in the predominantly owner-occupied neighborhood north of Young Avenue is \$35,192; whereas the renter rate is 74.7 percent south of Young Avenue with a median income of \$55,158. The overall poverty rate is 36.9 percent, 24.1 percent of the households are overcrowded, with a high rate of renter overpayment, and

40.4 percent of homeowners overpay, indicating the need for more affordable renter and homeowner opportunities to deter displacement risk. Inclusion of lower-income unit capacity will help de-concentrate patterns of high rates of poverty, overcrowding and overpayment and lower the potential for displacement, in this neighborhood as well as in the lower-income South Newmark/South Zediker neighborhoods.

The City has included **Program 5** to support construction of higher-density housing in areas with better access to commercial and services opportunities and encourage integration of a variety of unit types to facilitate mixed-income neighborhoods, deter displacement of residents experiencing overcrowding and overpayment, combat patterns of income segregation, and provide housing mobility opportunities for a range of households. The distribution of sites identified in **Table 1K-8** is based on the availability of sites and potential for development during the planning period.

**Figures 1K-22** through **1K-26** compare the distribution of projected units by income category of the following indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC resource opportunity areas, median income, predominant population, disability rates, environmental health, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and city acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

## ***Potential Effect on Patterns of Integration and Segregation***

### ***TCAC Resource Category***

Parlier is designated by TCAC/HCD as having areas with a mix of resource levels. The central northwest and southwest portions of the city are designated an Area of High Segregation and Poverty; the southeast is a combination of low and insufficient data, and the northeast area is designated as high resource. All of the total unit capacity identified to meet the RHNA is in the Area of High Segregation and Poverty, where additional housing stock may be most needed. Opportunity for all of the unit capacity has been identified on vacant parcels, therefore not risking displacement of existing residents.

All of the unit capacity is identified in the Area of Segregation and Poverty designation. Construction of housing at these income levels in these areas would reduce the concentration of lower-income populations in the South Newmark/South Zediker and La Paz/Foothill neighborhoods in the central western portion of the city with the highest overcrowding and high renter overpayment rates, thereby helping to reduce potential for displacement of cost-burdened and/or overcrowded households. It would also increase housing mobility opportunities for lower-income households and provide missing middle-income housing stock for those households just above the income thresholds for HCVs and deed restricted multifamily housing stock. The potential for 100.0 percent of above moderate-income unit capacity in the northeast corner of the Area of High Segregation and Poverty fosters income integration and housing mobility opportunities for above moderate-income households. Additionally, the infusion of above moderate-income housing stock may potentially contribute to improvement of the economic outcome and anticipated educational potential



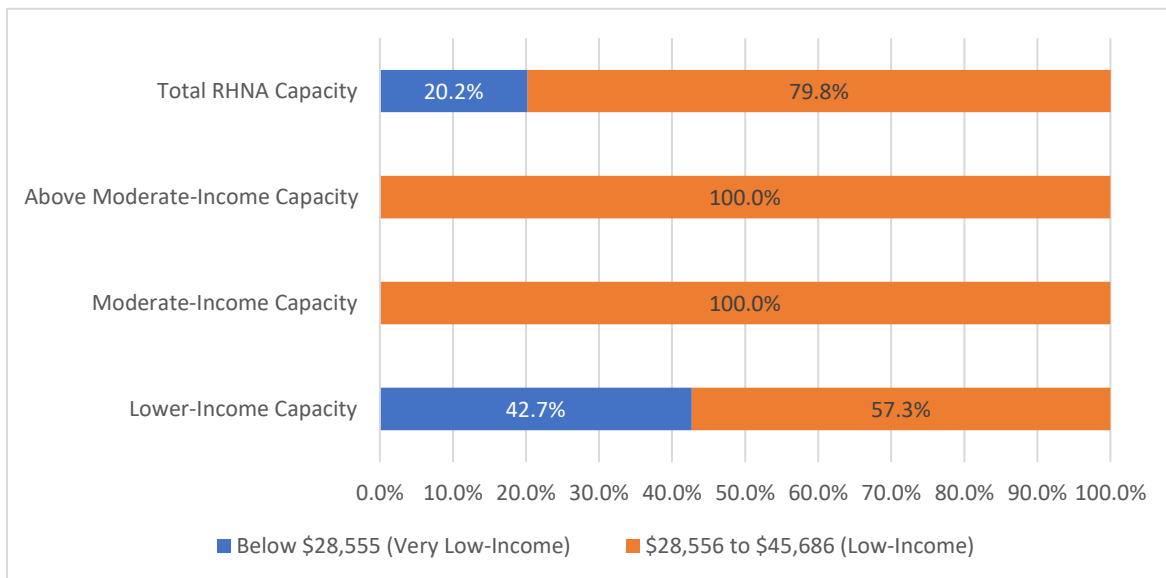
quality of life indicators for existing residents and foster place-based revitalization in older neighborhoods with a variety of housing conditions.

**Income**

As previously discussed, Parlier is a predominantly lower to moderate-income community regardless of TCAC/HCD resource designations. The lower-income neighborhoods generally feature older residential housing on varied lot sizes with some multifamily properties. The majority of affordable housing complexes are located in the central portion of the city between South Mendocino and South Newmark Avenues on both sides of Parlier Avenue and in the vicinity of Tuolumne Street, which suggests that lower-income households may locate in these areas to access these more affordable options.

As shown in **Figure 1K-22, Percentage of Unit Capacity by Median Income**, the majority of unit capacity (79.8 percent) within Parlier is identified on sites within lower-income areas in the central and northern portion of the city. Unit capacity in the very low-income neighborhoods of the city, primarily south of Manning Avenue and in the South Newmark/South Zediker neighborhood accounts for 18.3 percent of identified unit potential.

**Figure 1K-22 Percentage of Unit Capacity by Median Income**



Source: 2016-2020 ACS and City of Parlier 2023

Capacity for 42.7 percent of lower-income units is identified in the lowest-income areas correlating to very low-income, the majority of which are identified adjacent to, and east of Salandini Villas on a pre-zoned site in the city's sphere of influence to encourage the development of housing mobility opportunities for lower-income households. Identification of this unit potential expands the affordable housing stock resources, thereby preventing displacement of existing overcrowded and cost burdened households, while facilitating de-concentration of lower-income households from the central and southeastern portions of the city, as well as supplementing the Migrant Farmworker housing facilities with additional affordable housing resources for the farmworker population. The remainder of lower-income unit capacity is distributed in the lower-income neighborhood in the central section of the city with 57.3 percent of lower-income unit potential south of Tuolumne Villas Apartments, across Manning Avenue from the site in the sphere of influence with lower-income potential.

The inclusion of 100.0 percent of the moderate-income and above moderate-income unit potential in lower-income neighborhoods will help to encourage income-integrated neighborhoods as well as providing mobility opportunities. The City has identified the largest moderate- and above moderate-income sites on vacant land in the northern portion of the city. Moderate-income units are distributed between the Avila Avenue Apartments and the Parlier Cold Storage facility north of Parlier Avenue, in close proximity to above moderate-income unit capacity between Harp Ditch to the east and Santa Fe Canal to the west. Future construction potential of higher-income unit capacity in lower-income neighborhoods not only integrates income mix but it also aims to reduce pressure on limited higher-income housing stock.

All of the site capacity is identified in the central and southern portions of the city where poverty rates are above 36.0 percent. The lower-and moderate-income unit capacity in areas with higher rates of poverty will provide additional stock to help reduce the concentration of households in poverty in the older central portions of the city where the majority of affordable housing resources are located, and the South Newmark/South Zediker neighborhoods. Construction of these lower-income units in these areas will help alleviate existing patterns of overpayment and overcrowding to reduce risk of displacement and provide access to commercial services and other resources in a newly developing portion of the city.

In addition, the City has included **Program 13** to actively promote construction of ADUs in higher resource and higher median income areas and monitor affordability of new ADUs to lower- and moderate-income households. The combination of this program and facilitating the development of high-density housing north and south of Manning Avenue, and moderate-income housing units north of Parlier Avenue, both with access to transportation corridors, will make Parlier more accessible to lower-income and “missing middle” households, while simultaneously increasing housing mobility opportunities accommodating a wider range of incomes, and de-concentrating areas of poverty and low-income households in the central portions of the city.

***Race and Ethnicity***

As discussed previously, Parlier is among Fresno County’s more ethnically homogeneous jurisdictions, with communities of color, predominantly Hispanic, comprising 98.6 percent of the population. Given the high rate of non-White residents, there is little variation in demographic composition throughout the city (**Figure 1K-7, Local Racial Demographics**). The distribution of non-White residents ranges from 95.4 percent in the northeast Zediker neighborhood to between 93.1 and 99.5 percent in the central block groups, regardless of income category.

The distribution of unit capacity increases housing resources for lower-income residents who are vulnerable to displacement in their own neighborhoods, as well as lower-income housing mobility opportunities, with access to services, commercial uses and education facilities. Moderate- and above moderate-income unit capacity identified in the lower median-income neighborhoods will foster income-integration, and potentially initiate place-based revitalization, while providing housing mobility opportunities for higher income households throughout the city. The inclusion of above moderate-income units may also provide opportunities for households seeking to relocate from more costly jurisdictions such as Fresno and Clovis, potentially reducing concentrations of populations of color primarily in the northern portions of the city, and improving quality of life indicators contributing to the Area of High Segregation and Poverty designation as well as in all neighborhoods where above moderate-income unit capacity has been identified.

### ***Disability***

Approximately 8.2 percent of Parlier’s population lives with one or more types of disabilities, as shown on **Figure 1K-10, Percentage of the Population with a Disability in Parlier**. As discussed previously, although Parlier has a relatively low population of older residents, a population who typically experiences disabilities at higher rates, based on the spatial distribution of Parlier residents with disabilities, seniors are disproportionately represented. West of South Newmark Avenue, the rate of disability 7.7 percent, with seniors comprising roughly one-third of the disabled population. Within the tract east of South Newmark Avenue, just over 10.0 percent of the population experiences a disability; almost two-thirds of whom are seniors, which correlates to a larger presence of seniors in the population in the Zediker, South Newmark/ South Zediker neighborhoods, as well as the location of an age-restricted apartment community and the New Parlier Senior Center.

The total unit capacity in the sites inventory is identified in areas where 7.7 percent of residents have a disability, providing housing mobility opportunities for households at all income levels, thus helping to potentially reduce the higher proportion of persons with disabilities in the eastern tract of the city.

As stakeholders identified, high housing costs and a shortage of permanently supportive housing in the county has generally increased displacement risk for residents with disabilities and presents a barrier to persons with disabilities. Locating units affordable to lower- and moderate-income residents in and around commercial centers in the central and southwestern neighborhoods will help to improve access for, and accommodate the needs of, persons living with disabilities who benefit from close access to services and amenities as well as proximity to transit.

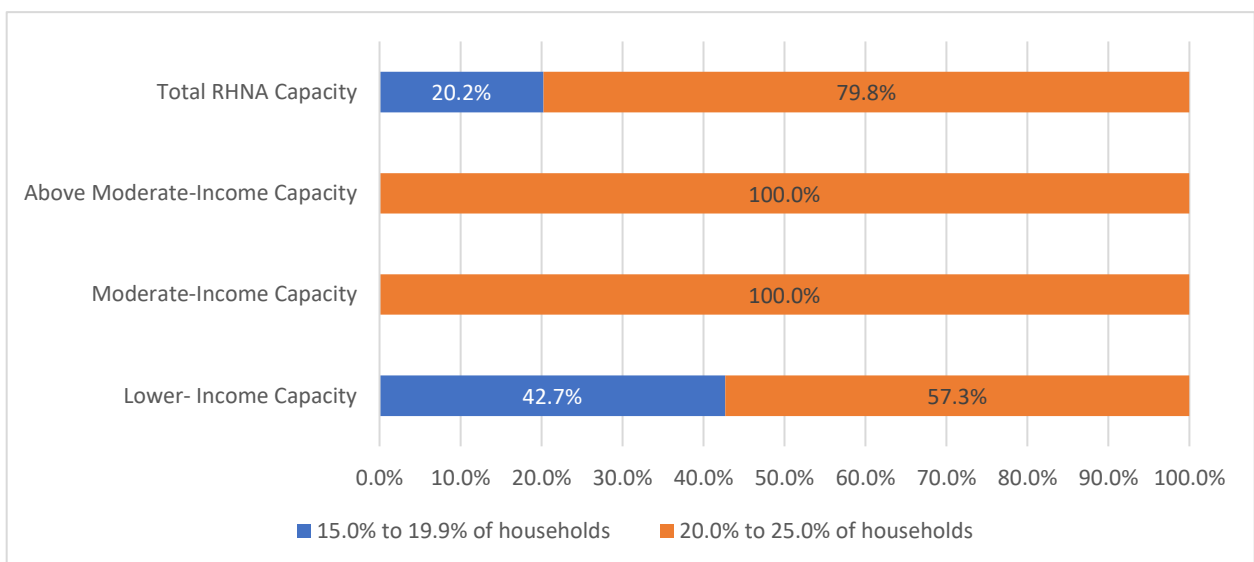
**Program 17, Reasonable Accommodations and Universal Design, seeks to reduce barriers to housing for disabled persons.**

***Familial Status***

Parlier has a higher rate of family households headed by single adults than most other jurisdictions in the county. The proportion of female-headed family households is 26.0 percent of total households, of which 46.2 percent include children. Additionally, 40.4 percent of female-headed households with children have household incomes below the poverty line. The spatial distribution of children in single, female-headed households with children is highest (between 20.0 to 40.0 percent) in central Parlier (**Figure 1K-9, Percentage of Children in Single-Parent, Female-Headed Households**), corresponding to the High Segregation and Poverty designation. A higher proportion of single, female-headed households are renters, suggesting a correlation to the availability of affordable multifamily housing stock, indicating that single parent-headed households with children may have greater access to affordable housing in Parlier, where 11 housing complexes provide over 700 affordable units.

To address this need, **Figure 1K-23, Percentage Unit Capacity in Single, Female-Headed Households with Children in Parlier**, shows that 73.9 percent of total unit capacity has been identified in areas in the central and Foothill Avenue portion of the city where single female-headed households are more prevalent, 22.1 percent south of East Manning Avenue, and 4.0 percent east of South Newmark Avenue.

**Figure 1K-23 Percentage Unit Capacity in Single, Female-Headed Households with Children in Parlier**



Source: 2016-2020 ACS and City of Parlier 2023

The distribution of 57.3 percent of lower-income unit capacity increases the opportunities for female-headed households currently experiencing overpayment and/or overcrowding to acquire affordable and adequately sized housing with access to resources in the central portion of the city, while contributing toward de-concentration of female-headed households in poverty around the existing affordable housing complexes and older housing stock. The remaining lower-income unit capacity is sited south of Manning Avenue in the newly developing southern portion of the city where the rate of children in single female-headed households is between 15.0 and 20.0 percent, possibly in relation to the Salandini Villa Apartments. The site potential for all of above moderate- and moderate-income unit capacity in the newly developing northern portion of the city will increase housing mobility opportunities for higher-income, single female-headed households, as well as all other household types, to find appropriate units within Parlier. Overall, female-headed households of any economic status will have access to new housing opportunities, as well as other single-parent households, persons living alone, seniors, lower-income families, and other households.

## ***Potential Effect on Access to Opportunity***

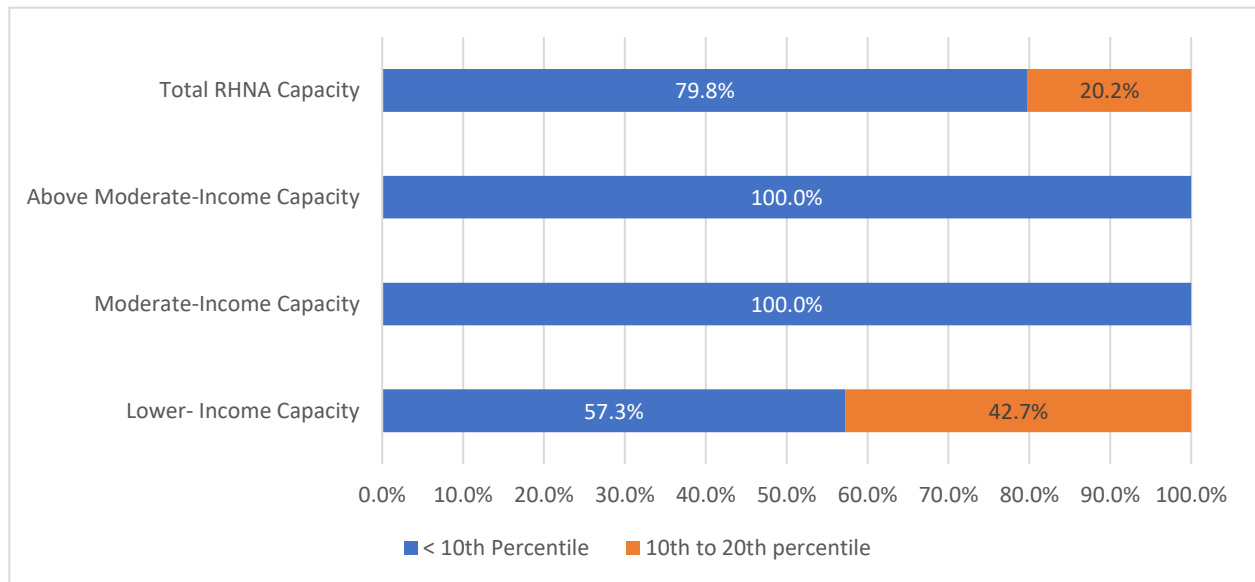
### ***Job and Transit Proximity***

Parlier residents are served by the Fresno County Rural Transit Agency (FCRTA), providing fixed-route service on the Orange Cove Transit and Kingsburg-Reedley Transit lines (see Figure 3-19, Fresno County Rural Transit Agency Intercounty Routes, in Section 3: Regional Assessment of Fair Housing).

The prevalence of residential uses in the city and distance to access to SR 99 connecting to the Fresno area results in most residential areas in Parlier scoring in the “furthest proximity” (**Figure 1K-14, Jobs Proximity Index**). The lower scores may partially be attributed to the differential in the type of employment the residents of the city are engaged in, compared to the types of employment available in the city, or that due to a strong agricultural employment base, approximately one-third of population is employed in farm operations, which are located outside of the city. Employment activities within the city are primarily retail, service commercial, industrial, limited medical, and educational. The sections of the city in the central core area score the lowest, while a small section of the city at the northeast corner, north of Fresno Street and east of South Newmark Avenue, scores in the 41st percentile.

**Figure 1K-24, Percentage Unit Capacity by Jobs Proximity Index**, shows that 79.8.0 percent of the unit capacity is sited in areas with a jobs proximity index score below the 10th percentile. Although the identification of all of the unit capacity is identified at the edges of the city, which improves access to employment opportunities in the industrial area and jobs outside the city, these sites are external to the one-half-mile accessibility distance from the major transit route bus stops. When considering where to locate future housing for all income levels, and particularly lower-income units, sites with access to the bus stops at the Parlier Health Center on Manning Avenue at South Zediker Avenue and the City Hall at East Parlier Avenue and Avila Street offers the most convenient access to jobs available within the city and transit to other parts in the region.

Figure 1K-24 Percentage Unit Capacity by Jobs Proximity Index



Source: 2016-2020 ACS and City of Parlier 2023

**Environmental Health**

**Figure 1K-16, CalEnviroScreen Scores**, demonstrates that the entirety of Parlier falls within the boundaries of an area considered to be a Senate Bill (SB) 535-qualifying disadvantaged community. This indicates that, as compared with statewide averages, Parlier represents an area of potential concern regarding fair housing with regards to both disproportionate exposure to environmental hazards and a concentration of vulnerable populations, further substantiated by the Area of High Segregation and Poverty designation west of South Newmark Avenue.

All of the sites inventory capacity has been identified on sites with CalEnviroScreen 4.0 scores in the 98th percentile. Development potential in the disadvantaged community is envisioned to improve environmental conditions through incorporation of outdoor spaces, transitional buffers and screening between residential and nonresidential uses, and promotion of pedestrian and bicycle facilities, thus promoting environmental sustainability.

CalEnviroScreen 4.0 also incorporates socioeconomic and health indicators within its scoring methodology. Potential for development of vacant sites north and south of Manning Avenue for lower-income housing will increase the supply of affordable housing for those most susceptible to displacement due to lower incomes, overcrowding and overpayment for housing. Moderate-income unit capacity in the northern portion of the city encourages income integrated neighborhoods and provides needed housing stock for lower and moderate-income households with incomes above assistance levels yet experiencing a cost burden or overcrowding in order to secure housing within their ability to pay, and/or with appropriate sizes

to accommodate household size without overcrowding. As well, unit capacity at all income levels provides housing mobility opportunities with access to commercial areas, employment, and services.

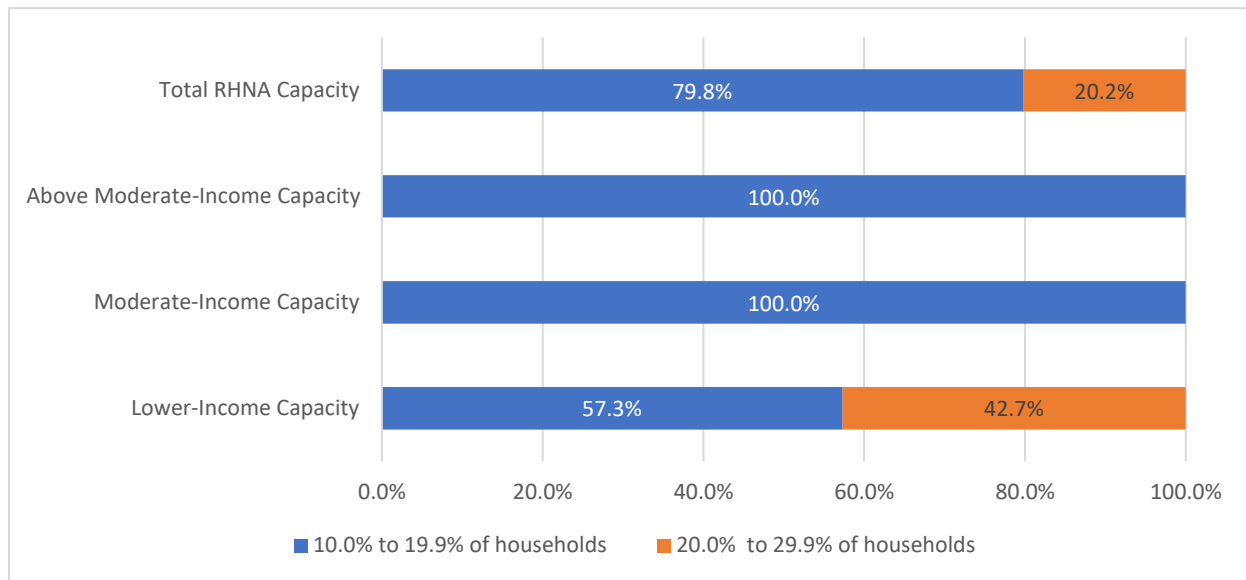
## ***Potential Effect on Displacement Risk***

### ***Overcrowding***

As discussed previously, 12.7 percent of households in Parlier are overcrowded. Overcrowding is more common among renters than homeowners, yet severe overcrowding is slightly more prevalent among homeowners, suggesting that households may double up, extended families live together, or homeowners may rent out rooms or space to unrelated persons to afford monthly payments. Overcrowding among farmworker households in the city is an identified fair housing issue, based on generally lower incomes, and larger household sizes. The ACS estimates that there is a higher rate of overcrowding in the tract south of East Parlier Avenue and west of South Mendocino Avenue, with 24.2 percent of households experiencing overcrowding. However, as only a small portion of this tract within the inside city limits is currently developed, with agricultural uses in the unincorporated area, the high rate of overcrowding likely represents the residential areas within Parlier.

As presented in **Figure 1K-25, Percentage Unit Capacity by Rate of Overcrowding**, approximately 20.2 percent of total unit capacity (42.7 percent of lower-income unit capacity) is identified in the southwest neighborhood with the highest rates of overcrowding to help to alleviate this issue by increasing the housing supply affordable to lower-income households. The largest proportion of the unit capacity, 79.8 percent, is identified in areas of the city with lower overcrowding rates (11.4 to 13.0 percent) to ease pressure on the existing housing stock near services and resources. Approximately 57.3 percent of total lower-income unit capacity is identified on a large site off Manning Avenue adjacent to the Tuolumne Village apartment complexes, which will further facilitate lower-income housing mobility opportunities, and potentially reduce overcrowding and displacement risk for these households as more units become available. The remaining distribution of lower-income unit capacity is located in the pre-zoned sphere of influence adjacent to the lowest-income South Newmark neighborhood to provide opportunities for residents experiencing overcrowding to remain in their neighborhood.

Figure 1K-25 Percentage Unit Capacity by Rate of Overcrowding



Source: 2016-2020 ACS and City of Parlier 2023

[Program 4, Provision of Adequate Sites, and Program 5, Rezoning and Prezoning/Annexation for RHNA, would increase the City’s capacity for residential development. Program 8, Affordable Housing Incentives, would further promote the development of affordable housing to assist with the reduction of overcrowded households.](#)

### Overpayment

Owners and renters throughout Parlier are overpaying for housing, likely due to increases in housing costs that have outpaced wage increases, with 64.5 percent of the households experiencing some level of overpayment, as shown in **Table 1K-12, Cost Burden in Parlier, 2010-2018**. Previous analysis identified that special-needs populations, including female-headed households, large families, persons with disabilities, and seniors, often fall into the lower-income category and may be particularly at risk of displacement when housing opportunities at affordable costs, sizes, or access to resources are not available.

According to 2016-2020 ACS data, approximately 57.1 percent of renters are cost burdened, and 29.7 percent of homeowners are cost burdened. Lower- and moderate-income households are most at risk of displacement due to overpayment, particularly renter households. Overpayment, discussed in earlier analysis, often correlates with income, poverty rate, distribution of communities of color, household size, tenure, and other indicators that can be identified at the block group level, which suggests that the East Valley and central downtown neighborhoods may include a higher proportion of cost-burdened and overcrowded households at risk of displacement.



As shown in **Figure 1K-18, Percentage of Renters Overpaying**, lower proportions of cost-burdened renters are found east of South Newmark Avenue correlating with tract level distribution of tenure (45.3 percent renter households). Between 55.0 and 65.0 percent of the households in the tracts west of Newmark Avenue are renters and over 60.0 percent are cost burdened. As well, one-half of the cost-burdened renters are severely cost burdened, paying over 50.0 percent of their income for housing. All of the unit capacity has been identified in areas with the highest rates of renter overpayment west of South Newmark Avenue. Specifically, the City has identified 57.3 percent of the lower-income unit capacity in the Tuolumne Village neighborhood where Tuolumne Village I and II, and Bella Vista Apartments affordable multifamily complexes are located; 66.7 percent of households are renters; the average household size is one of the highest in the city at 4.6 persons per dwelling; and the highest rate of children in female-headed households. Additionally, 42.7 percent of total unit capacity is distributed in the southwest tract on a site east of Salandini Villas in the sphere of influence where multiple quality of life indicators contribute to a high risk of displacement. An increase in the supply of lower-income units in the areas of the city with the highest renter overpayment rates, a high percentage of persons in poverty, overcrowded households, and concentrations of renter households, in close proximity to commercial areas and services will help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for appropriately sized housing at rents affordable to lower-income households in the city.

Typically, although housing costs in Parlier are lower than many of the jurisdictions in the region, above moderate-income units are unaffordable to cost-burdened households, and generally are not rental units, yet will provide housing mobility opportunities for higher-income households that may be overpaying due to limited availability of housing stock. Depending on unit type and configuration, a portion of the moderate-income unit capacity may be lower-density rental stock (market rate) to provide mobility opportunities for those households above the assistance threshold. The distribution of moderate- and above moderate-income unit capacity in the northern central neighborhoods will encourage more income-integrated neighborhoods and provide new housing mobility opportunities for higher-income households.

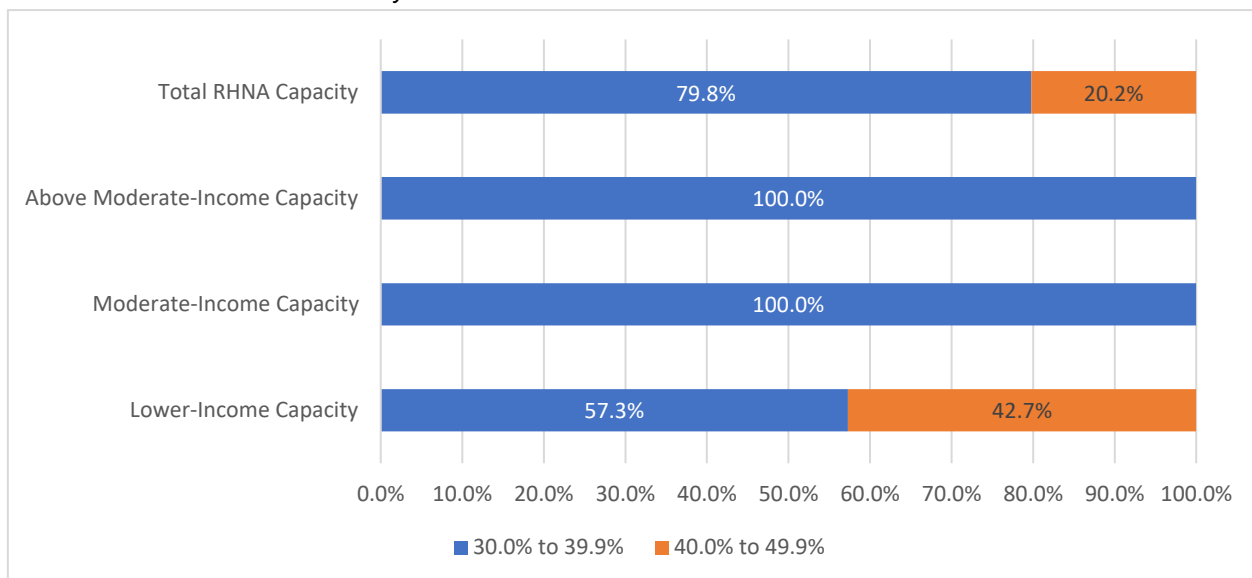
In contrast, homeowner overpayment is lowest in the central census tract (**Figure 1K-19, Percentage of Homeowners Overpaying**) where the majority of multifamily units and high rates of renter tenure are found. Although at the census tract level there are no notable concentrations of homeowner overpayment, averaging 40.0 percent, when combined with high rates of overcrowding, particularly in light of 11.9 percent of households in the southwestern tract and 4.3 percent east of South Newmark Avenue experiencing severe overcrowding, and income distribution, it is likely that the rate of cost burdened homeowners is actually underrepresented, as severe overcrowding is also an indicator of the relationship between cost burden, income and risk of displacement.

A total of 79.8 percent of total unit capacity is distributed in the central and northern portions of the city as shown in **Figure 1K-26, Percentage Unit Capacity by Rate of Homeowner Overpayment**. In the area between Parlier Avenue and the northern boundary, the City has identified 52.6 percent of total unit capacity, including all of the moderate- and above moderate-income unit capacity. The average resale home prices west of Whitner Avenue, based on a Zillow.com listing 2022 through June 2023 survey, ranged

between \$200,000 to \$300,000, a price range generally within the affordability of a low-income household, based on Table 2-24, Fresno County Ability to Pay 2022, in Section 2, Regional Needs Assessment. New homes in the Foothill/Sierra subdivision and along Cherry and Peach Streets, as well as resale dwellings east of Whitner Avenue are selling for above \$300,000, which are affordable to moderate-income households and above. The potential housing unit distribution in the northern portion of the city is consistent with recent development trends and housing pricing, providing housing mobility opportunities for existing and future higher-income households.

**Figure 1K-26 Percentage Unit Capacity by Rate of Homeowner Overpayment**

Sources: 2016-2020 ACS and City of Parlier 2023



Additionally, 57.3 percent of lower-income unit capacity is identified in the central Tuolumne Street area. While median incomes south of Parlier Avenue fall in the very low- and low-income range, these households will have limited ownership housing resources within their price range without experiencing a cost burden in the current market. However, depending on parcel size and unit configuration, a portion of the lower-income unit capacity may be available for homeownership.

The remaining 20.2 percent of the unit capacity is distributed in the southwest tract, including 42.6 percent lower-income unit capacity. This tract also has a homeowner overpayment rate over 40.0 percent, although based on the generally agricultural conditions in the unincorporated portion of the tract, cost burdened homeowners are likely concentrated north of Manning Avenue. Homes north of East Young Street, with a homeowner rate of 55.9 percent, average between \$180,000 to \$300,000 depending on year constructed, condition and size, generally within the affordability of lower-income households, although the median income in this block group falls within the very low-income category, suggesting that it is likely that homeowners within this income range may be cost burdened. Again, dependent on parcel size and unit configuration, a portion of the lower-income unit capacity may be available for homeownership.

Special-needs groups that may be disproportionately affected by high housing costs include large families, single-parent households, and seniors. As discussed in the overcrowding analysis, large family households, particularly farmworker households, often face housing challenges due to a lack of adequately sized affordable housing available. The higher costs of homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden and increase the risk of housing insecurity. The ACS also reports that single-person households comprise 40.8 percent of the total households in Parlier, and 12.0 percent of total households in the city are single females with children. Of female-headed, single-parent households, 40.4 percent are below the poverty threshold, indicating that these households may have to spend a greater percentage of their income on housing and are at risk for displacement without assistance. However, the identification of lower-income unit capacity in the vicinity of commercial uses, educational facilities, and other services along Manning Avenue provides additional housing supply to alleviate overpayment.

Seniors, comprising 23.0 percent of Parlier’s households, often face increased displacement risk due to overpayment as this population more frequently relies on fixed incomes, such as retirement savings or social security, with approximately 31.4 percent of senior households falling below the poverty level. Additionally, one-half of all seniors are homeowners, a portion of which are likely to be lower income, indicating a need for affordable ownership units that accommodate the needs of seniors, as well as other persons with disabilities or special needs. Therefore, the addition of these units will help to alleviate existing overpayment by offering lower- and moderate-income units to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on an existing shortage of housing at affordable price points, as well as responding to meeting demand of special-needs populations. Further, the site capacity and distribution of units by income category will facilitate mobility opportunities for all households.

Overall, sites for new units have been identified across all overpayment rates for both owners and renters with the intent of increasing the supply of affordable housing for all income categories, thus reducing risk of displacement due to overpayment for all Parlier residents.

Program 4, Provision of Adequate Sites, and Program 5, Rezoning and Prezoning/Annexation for RHNA, would increase the City’s capacity for high-density residential development. Program 8, Affordable Housing Incentives, would further promote the development of affordable housing to assist in the reduction of the number of households overpaying for rent.

## Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues, as shown in **Table 1K-17, Factors Contributing to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the disparities in access to economic and educational opportunities compared to other areas of the county and region, which may in turn be a contributing factor to the concentration of lower-income households. Prioritized contributing factors are **bolded** in **Table 1K-**

17 and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in **Section 2K-1, Action Plan**.

**Table 1K-18** ~~Table 1K-17~~: **Factors Contributing to Fair Housing Issues**

AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Actions
Disparities in access to economic and educational opportunities	Low jobs-housing ratio, indicating insufficient job availability <b>Low housing vacancy rates</b> Limited transit connectivity Low-scoring school performance	<i>Programs 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 21 would encourage the development of new housing to promote access to economic opportunities within the community.</i>
Displacement risk for lower- and moderate-income households	Low housing vacancy rates limiting housing mobility opportunities Cost of repairs or rehabilitation of housing units for older units <b>High proportion of extremely low-income households</b> Rising housing costs Substandard rental housing conditions Shortage of units for farmworkers	<i>Programs 5, 6, 8, 9, 10, 11, 12, 13, 15, 16, 24, 26, and 28 would encourage the development of new housing or facilitate additional capacity for extremely low income households within the community.</i>

## SECTION 1K-4: CONSTRAINTS

### Land Use Controls

#### *General Plan*

##### Analysis

The City of Parlier General Plan offers the following residential land use designations:

- *Low Density*: 0 to 3.6 dwelling units per gross acre
- *Medium Low Density*: 3.7 to 5.5 dwelling units per gross acre
- *Medium Density*: 5.6 to 14.5 dwelling units per gross acre
- *High Density*: 14.6 to 21.8 dwelling units per gross acre

##### Conclusion

The City offers a range of allowable housing densities in the community.

##### Recommended Action

None required.

### Zoning

##### Analysis

The City's Zoning Ordinance provides for the following residential districts:

- *One Family Residential (R-1)*: The R-1 district is intended to provide for the development of single-family residential homes at urban standards on lots not less than five thousand square feet in area, not more than one dwelling unit permitted on any lot (PMC § 18.14.010). Single-family homes are permitted by right in the R-1 district (PMC § 18.14.020). Large-scale housing developments on sites five (5) acres or larger are subject to a conditional use permit (PMC § 18.32.040).
- *Multiple Family Residential (R-2 and R-3)*: The R-2 district is intended to provide for the development of low density multiple family residential structures where such buildings are reasonably spaced on the lot to provide for light, privacy, air, safety and insulation against transmission of sound on lots not less than six thousand square feet in area (PMC § 18.16.010).. The R-3 district is intended to provide for the development of medium density multiple family residential structures for purposes of rental or sale to permanent occupants on lots not less than seven thousand five hundred square feet in area (PMC § 18.18.010). R-2 and R-3 permit single and multifamily residential uses by right (PMC §§ 18.16.020, 18.18.020). When more than one main building is placed on a lot, a site plan showing the location of all buildings and structures

shall be submitted to the Planning Commission or City Council for review and approval. Large-scale housing developments on sites five (5) acres of larger are subject to a conditional use permit (PMC § 18.32.040).

- ***Administrative and Professional Office (C-P):*** This district is intended to provide opportunities for the location of professional uses in close relationship to one another in areas designated by the general plan for combined professional office use and high density use. Multiple dwellings consistent with the R-3 district is permitted by right in this district (PMC § 18.22.020). When more than one main building is placed on a lot, a site plan showing the location of all buildings and structures shall be submitted to the City Council for review and approval.
- ***Trailer Park Residential (T-P):*** The T-P trailer park residential district is intended to provide for the accommodation of residential trailers at a standard consistent with the protection of the health, safety and welfare of the community on lots not less than one and one-half acres in area. Such district is herein deemed to be a multiple family residential district, and a trailer is herein deemed to be a dwelling (PMC § 18.20.010). Trailer parks are permitted by right in the T-P district. A site plan review is required. Large-scale housing developments on sites five (5) acres of larger are subject to a conditional use permit (PMC § 18.32.040).

## Conclusion

The City’s Zoning Ordinance allows for a range of housing options. Residential uses are generally permitted by right in all respective districts. Site plan review is only required when more than one main building is located on site. Larger housing developments in residential districts require a conditional use permit.

## Recommended Action

None required.

## Residential Development Standards

### Analysis

**Table 1K-18** lists and describes the residential zoning districts in the City of Parlier Zoning Ordinance that allow residential development. These development standards are typical and consistent with standards established in surrounding communities.

Table 1K-19 ~~Table 1K-18~~ Development Standards in Districts with Residential Uses

Characteristics of Lot, Location, and Height	R	R-2	R-3	C-P	T-P
Minimum Lot Area (SF)	6,000 sf	6,000 sf (3,000 sf/DU)	7,500 sf (2,000/du, 21.8)	7,500 (2,000 sf/du, 21.8)	65,340 sf (2,400 sf/trailer space)
Density Range (DU/AC)	0 to 7.26	0 to 14.5	0 to 21.8-	0 to 21.8	0 to 9.0
Minimum Lot Dimensions (Interior Lots)					
Width	50'	60'	60'	60'	NA
Depth	NA	100'	110'	110'	
Maximum Lot Coverage	30%	50%	55%	55%	50% (including trailers with parking spaces, buildings, and other structures),
Minimum Setbacks					
Front	20'	20'	15'	15'	15'
Rear	20'	20'	15'	15'	5'
Side	5'	5'	15'	15'	10''
Maximum Height	25' and two stories	35' and two stories	40' and two stories	40' and two stories	35' and 2 ½ stories
Private Open Space (SF/DU)	NA	NA	NA	NA	NA

Source: City of Parlier Zoning Ordinance.

**Parking**

Excessive parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities such as child care, open space, attractive design, or additional units. **Table 1K-19** illustrates the City’s residential parking requirements by housing type. The City’s parking requirements are generally consistent with regional patterns.

**Table 1K-20 Table 1K-19 Residential Parking Requirements**

Use	Parking Requirement
Single family	2 garaged spaces per unit
Multiple family	1.5 spaces per unit, including 1 covered space

Source: City of Parlier Zoning Ordinance.

**Open Space and Park Requirements**

Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. The City’s current fee schedule requires the payment of a City Park fee of \$560 per equivalent unit. Because the impact of a multifamily unit is considered 80 percent of an equivalent single family unit, park fees per multifamily unit are \$450.

**Cumulative Impact of Development Standards**

The City evaluated the cumulative impact of its land use controls on the cost and supply of housing, including development standards that limit the building envelope (setbacks, private open space, and parking) and lot coverage restrictions. Based on this evaluation, none of the land use controls in conventional residential zoning districts would prevent an applicant from reaching the maximum density allowed for single-family developments in single-family zones and multifamily developments in all zones where multifamily is allowed, or otherwise constrain housing development.

Current development standards for the residential zones that permit multifamily housing were applied to theoretical sites of varying size. The results confirmed the above conclusion, and each scenario achieved the respective zone’s maximum allowable density. On small sites, a multifamily housing development in the highest density zones, R-2 and R-3, could achieve maximum density with two-bedroom units served by on-site covered and uncovered parking. Sites larger than the minimum were not evaluated, as development standards do not become more restrictive as parcel sizes increase. Density bonus units are not factored into the calculations.



The R-2 and R-3 zones were evaluated with hypothetical sites in the manner described herein. Interior lots with two-story products were evaluated, as this condition enforces the most restrictive setback requirements. The City currently requires 2 parking spaces for each single-family dwelling and 1.5 parking spaces for each multifamily dwelling.

The maximum allowed densities in the R-2 and R-3 zones are 14.5 and 21.78 units per acre, which were achievable on sites in both zones, as demonstrated below. The first step in the analysis was to determine the allowable building footprint given the site size and the maximum lot coverage. The next step was to determine the maximum allowed building envelope given the site area minus the required setbacks, open space, and parking. Since the R-2 and R-3 zones allow buildings up to two stories, the building envelope was multiplied by two to determine the maximum building square footage.

**Table 1K-21 Table 1D-15 Hypothetical Site Analysis**

	<u>Hypothetical R-2 Site</u>	<u>Hypothetical R-3 Site</u>
<u>Lot Area</u>	<u>6,000 square feet</u>	<u>8,000 square feet</u>
<u>Length</u>	<u>100 feet</u>	<u>110 feet</u>
<u>Width</u>	<u>60 feet</u>	<u>72 feet</u>
<u>Maximum Allowed Lot Coverage</u>	<u>50%</u>	<u>55%</u>
<u>Maximum Building Footprint, given Lot Coverage</u>	<u>3,000 sqft</u>	<u>4,400 sqft</u>
<u>Maximum Building Envelope, given Setbacks</u>  <u>Private Open Space 0%</u>  <u>Parking Requirements – 1.5 per unit at 200 sqft each</u>	<u>2,600 sqft</u>	<u>3,760 sqft</u>
<u>Number of Units</u>	<u>2</u>	<u>4</u>
<u>Average Unit Square Footage</u>	<u>2,600</u>	<u>1,880</u>
<u>Maximum Density Achieved</u>	<u>14.5</u>	<u>21.78</u>
<u>Maximum Allowable Density</u>	<u>14.5</u>	<u>21.78</u>

**Conclusion**

The City’s development standards are typical and do not serve to constrain housing development.

**Recommended Action**

The zoning ordinance should be updated to harmonize the following housing-related statutes:

## Growth Management

### Analysis

The City of Parlier has not adopted a growth management program.

### Conclusion

The City does not have growth management policies that would constrain its ability in meeting its RHNA for the planning period.

### Recommended Action

None required.

## Density Bonus

### Analysis

Parlier's Zoning Ordinance does not include any density bonus provisions. The City will need to adopt a density bonus ordinance that meets all requirements of the State Density Bonus Law (Government Code Section 65915 et seq.).

### Conclusion

The City's Zoning Ordinance does not include any density bonus provisions.

### Recommended Action

Amend the Zoning Ordinance within one year of Housing Element adoption to include a density bonus provision consistent, at minimum, with State Density Bonus Law.

## Zoning for a Variety of Housing Types

### Analysis

Title 18 of the Parlier Municipal Code describes the City's regulations for residential development. **Table 1K-20** summarizes the housing permitted and conditionally permitted under the Zoning Ordinance.

**Table 1K-22 Table 1K-20 Land Use Regulations - Variety of Housing Types**

Uses	R-1	R-2	R-3	C-P	T-P	C-4
Single Family	P	P	P	NP	NP	NP
Multiple Family (2+)	NP	P	P	P	NP	NP
Multiple Family (4+)	NP	P	P	P	P	P
Mobilehomes	P	P	P	NP	NP	NP
Mobilehome Park	NP	NP	NP	NP	P	NP
Boarding Houses	NP	NP	P	P	NP	NP
Rest Homes (not more than 5 patients)	NP	NP	CC/A	P	NP	NP
Rest Homes (not more than 24 persons including resident family)	CUP	CUP	CUP	P	NP	NP
Farmworker / Employee Housing	NP	NP	NP	NP	NP	NP
Emergency Shelters	NP	NP	NP	NP	NP	NP
Transitional and Supportive Housing	NP	NP	NP	NP	NP	NP
SRO	NP	NP	NP	NP	NP	NP
Group Homes and Residential Care Facilities (six or fewer)	NP	NP	NP	NP	NP	NP
Group Homes and Residential Care Facilities (seven or more)	NP	NP	NP	NP	NP	NP
Second Dwelling Units	CUP	NP	NP	NP	NP	NP

*Notes:*

*P = Permitted; CC/A = Permitted with City Council Approval (Parlier does not have a Planning Commission); CUP = Conditional Use Permit; NP = Not Permitted*

*Notwithstanding the above, all residential uses require a Conditional Use Permit if the Project site is 5 acres or larger.*

*Source: City of Parlier Zoning Ordinance, 2022.*

The following is a description of the City’s requirements for various housing types:

### ***Multifamily***

Multiple family dwellings are generally permitted by right in the R-2, R-3, and C-P zones. Apartments consisting of triplexes or greater are permitted by right in the C-4 (Central Trading) zone district. Housing projects on sites 5 acres or larger are permitted subject to the approval of a conditional use permit.

### ***Manufactured Housing***

The City’s Zoning Ordinance does not allow mobilehomes in the C-P or TP zone districts. There are no other provisions that prohibit manufactured housing.

### ***Farmworker/Employee Housing***

The City permits agricultural uses in its Open Conservation (O) District. However, residential uses are explicitly prohibited in this district. Under Health and Safety Code § 17021.5, farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses.

In addition, employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City’s Zoning Ordinance currently includes no provisions for employee housing.

### ***Emergency Shelters***

The City has no provisions to permit emergency shelters by right or otherwise. According to the Fresno/Madera Continuum of Care, the homeless population in Parlier is estimated at six persons. APN 355-041-33 is a 2.34-acre vacant site that is zoned C-4 that permits residential uses and is located near transit, retail, and social and health services. The site would provide adequate capacity for the City’s six homeless residents, as a minimum of 200 square feet per person is required pursuant to Government Code Section 65583(a)(4)(I).

### ***Transitional and Supportive Housing***

The Zoning Ordinance does not currently contain provisions for Transitional Housing or Supportive Housing. The Government Code (Sections 65583(a)(5) and 65651) requires that such uses be both treated as residential uses and subject to the same development standards and regulations as similar uses in the same zones.

### ***Single Room Occupancy (SRO) Units***

The Zoning Ordinance does not currently contain provisions for SRO housing.

### ***Residential Care Facilities***

The City currently has no provisions of any kind for residential care facilities of any size.

### ***Accessory Dwelling Units***

While the Parlier Zoning Ordinance permits accessory dwelling units (“second dwelling units”) in the R-1 district, the Ordinance also specifies that only second dwelling units built before 1983 are permitted in the R-1 district. Second dwelling units constructed after 1983 require a Conditional Use Permit.

### **Conclusion**

In summary, amendments to the City’s Zoning Ordinance are required to address the provision of a variety of housing types:

- **Residential Care Facilities:** The Zoning Ordinance needs to be updated to comply with the Lanterman Act and allow group homes for six or fewer persons in all residential zones. The Zoning Ordinance also needs to make provisions for large residential care facilities for more than six persons.
- **Manufactured Housing:** The Zoning Ordinance will need to be updated to permit manufactured homes in a manner consistent with single family housing.
- **Single Room Occupancy (SRO) Housing:** The Zoning Ordinance does not currently contain provisions for SRO housing.
- **Farmworker and Employee Housing:** The Zoning Ordinance is not consistent with State law requirements for farmworker and employee housing.
- **Emergency Shelters:** The Zoning Ordinance is not consistent with State law requirements for emergency shelters.
- **Transitional and Supportive Housing:** The Zoning Ordinance does not currently contain provisions for transitional housing or supportive housing.
- **Accessory Dwelling Units:** The Zoning Ordinance does not permit construction of accessory dwelling units without a conditional use permit. State law requires a process for approval without public hearing or conditions of approval.

### **Recommended Action**

The Housing Element includes an action to amend the Zoning Ordinance to address residential care facilities, manufactured housing, SRO units, farmworker and employee housing, emergency shelters, transitional and supportive housing, and accessory dwelling units.

## On- and Off-Site Improvements

### Analysis

Site improvements are regulated by the Subdivision Ordinance (Parlier Municipal Code Title 16) and through conditions and standards imposed through the City’s Site Plan Review process. Site improvements include streets, off-street parking, landscaping, walls, and utility systems. In order to reduce housing costs, the City requires only those improvements that are deemed necessary to maintain public health, safety, and welfare. Improvement requirements for single family and multiple family uses are described below:

### ***Subdivision Improvements***

Requirements of the Subdivision Ordinance that most affect the cost of housing are standards for the provision of utility services (e.g., water, sewer, drainage) and street improvements. Basic improvements required include the following:

- Water, sewer and drainage lines and facilities, including the extension of lines to the property and to adjacent vacant properties which eventually will also need them. In order to adequately provide water supply for use and safety purposes, it may be necessary for individual projects to dedicate a well site, install a well in the subdivision vicinity, or retrofit existing wells to increase flows from the wells. In areas lacking master drainage facilities, a temporary on-site ponding basin adequate to remove surface water and storm water from the project is required.
- Street improvements include curb, gutter, sidewalk, street paving, driveway approaches, fire hydrants, street lights, street signs, and street trees. Right-of-way requirements are:
  - Local Street: 60 feet
  - Collector Street: 72 to 80 feet
  - Arterial Street: 80 to 106 feet
- Undergrounding of electrical, telephone and cable utility services.

While the cost of required improvements adds considerably to housing costs, the improvements are necessary to serve the new development and are required to comply with State or federal health and safety guidelines and provide a decent living environment. Oversized utilities and roadways that are beyond what is necessary for the project are subject to reimbursement of development impact fees, discussed below.

Generally, subdivisions that occur on undeveloped land lack off-site improvements, whereas infill development generally contains all necessary off-site improvements. Site 4, designated for lower income development, lacks a complete set of off-site improvements and is also of the largest of sites. Program 18, Lot Development Feasibility, will not only expedite the processing of subdivisions on this site, the City will also pursue funding to complete off-site improvements.

**On-Site Improvements for Multiple Family Housing**

In addition to requirements for utility connections and street improvements, multifamily projects are required to provide the following: off-street parking (see **Table 1K-19**) and security lighting.

**Cost Analysis**

On- and off-site improvements borne by each developer are not known to the City of Parlier, as material and labor costs vary based on market fluctuation, existing infrastructure, developer preference, and project funding sources. Nevertheless, off-site improvements required by the City are very similar to those found in the City of Reedley. As Reedley is very close in distance to Parlier, it is likely that off-site construction costs reported by Reedley would be very similar.

Type	Project Name	Number of Units	On-Site Improvement Costs	Off-Site Improvement Costs	Year of Project
Infill Multifamily	Guardian Village	48	\$155,00,000	\$70,200	2023
Undeveloped Multifamily	Willow Grove	80	22,382,792	1,556,884	2023
Infill, Single Family	Almond Grove	45	9,891,461	1,331,210	2019-2021
Undeveloped, Single Family	Frankwood Commons aka San Rio Phase I and II	98	2,782,202	2,027,353	2020-2023
Average			\$18,899,114	\$1,246,411	
Average (Infill)			\$12,695,731	\$700,705	
Average (Undeveloped)			\$25,102,498	\$1,792,118	

Source: City of Reedley Housing Element, 2024.

**Conclusion**

Development requirements of the City of Parlier are considered standard in the Central Valley and are comparable to surrounding cities. In order to reduce housing costs, the City does not require improvements other than those deemed necessary to maintain the public health, safety, and welfare.



## Recommended Action

Program 18, Lot Development Feasibility, will not only expedite the processing of subdivisions on this site, the City will also pursue funding to complete off-site improvements. ~~None required.~~

## Fees and Exactions

### Analysis

Some of these typical City fees are summarized in **Table 1K-21**. The City has posted their Planning Fee and Development Impact Fee schedules on their website at <https://parlier.ca.us/community-development/>.

**Table 1K-23 ~~Table 1K-21~~ Schedule of Fees for Residential Development**

Permit Processing Fees		Fee
Site Plan Review		\$3,500
Land Use / Zoning	Conditional Use Permit	\$3,750
	General Plan Amendment	\$3,750
	Zoning Amendment	\$2,600
	Annexation	\$3,600
Environmental Review	Negative Declaration	\$5,950
	Mitigated Negative Declaration	\$7,500
	Environmental Impact Report	Actual Cost + 20%
Subdivisions	Tentative Parcel Map	\$4,450
	Final Parcel Map	\$2,900
	Tentative Tract Map	\$7,200
	Final Tract Map	\$6,100
Note: With exception of Environmental Impact Reports, all fees are the <u>deposit that is shown plus actual costs.</u>		
<b><i>Development Impact Fees</i></b>		
City Management and General Services	Single Family	\$319.53
	Multiple Family	\$255.62
Public Safety	Single Family	\$319.53
	Multiple Family	\$255.53
Storm Drainage	Single Family	\$5,591.79
	Multiple Family	\$4,473.43
Wastewater Treatment	Single Family	\$1,834.11
	Multiple Family	\$1,467.88
Domestic Water	Single Family	\$2,156.84
	Multiple Family	\$1,725.47
City Parks	Single Family	\$559.18
	Multiple Family	\$447.34
Sewer Hook Up	Single and Multiple Family	\$615.65
Water Hook Up	Single and Multiple Family	\$400.19
Note: Impact fees are estimates based on assumed project size, acreage, and number of units.		

Source: City of Parlier, 2022.

In addition to City fees, several regional fees are also charged for residential development: Regional Transportation Mitigation and Indirect Source Review. For school fees, the Parlier Unified School District is presumed to have adopted the State Level I fee of \$4.79 per square foot of residential use.

**Table 1K-22** shows permit fees for single family and multifamily prototype developments. The single family prototype is a single family detached residential dwelling unit with 1,800 square feet of living area and a 400 square-foot garage. The estimated construction cost for this prototype unit is \$216,975. The plan check, permit, and impact fees account for an additional \$19,259, or approximately 7.5 percent of the estimated construction cost. The multifamily prototype is a 1,280 square foot unit, 2-story multifamily housing development. The estimated construction cost for this prototype before permit and impact fees is \$148,800. The fees for plan check, permits, and impact fees total \$14,596 per unit. This constitutes approximately 9.8 percent of the estimated construction cost.

**Table 1K-24** ~~Table 1K-22~~ **Prototypical Construction Fees**

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	\$500	\$500
Plan Check and Building Permits	\$2,000	\$1,255
City Impact Fees	\$5,400	\$5,060
School Fees <sup>1</sup>	\$8,622	\$6,131
Regional Transportation Mitigation Fee	\$1,637	\$1,150
Indirect Source Review <sup>2</sup>	\$1,100	\$500
Total per Prototype Unit	\$19,259	\$14,596

Notes:

1. School fees are estimated at an average of 1,800 square feet for a single-family home and 1,280 square feet for a multifamily unit.
2. Projects under 50 units are not subject to this fee.

Source: City of Parlier, 2022.

**Conclusion**

According to a Turner Center study prepared in 2019 for the California Department of Housing and Community Development, impact fees on a per single-family and multi-family dwelling unit basis in the state range from \$4,900 to \$24,000, and from \$5,700 to \$24,000, respectively. The nearest studied city, Fresno, depicted impact fees on a single-family and multi-family dwelling unit basis at \$9,859 and \$5,857, respectively. The City’s fees are well below the statewide and regional averages and constitute a relatively minor proportion of total development cost. Therefore, they do not constitute a constraint to the production or improvement of housing.

### **Recommended Action**

None required.

## **Processing and Permit Procedures**

### **Analysis**

The City permits most types of residential development ministerially. When more than one main building is placed on a lot, a site plan review is required. The following findings must be made for the approval of the site plan review:

- A. All provisions of this Zoning Ordinance are complied with;
- B. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:
  - 1. Facilities and improvements,
  - 2. Vehicular ingress, egress and internal circulation,
  - 3. Setbacks,
  - 4. Height of buildings,
  - 5. Location of service,
  - 6. Walls,
  - 7. Landscaping;
- C. Proposed lighting is so arranged as to reflect the light away from adjoining properties;
- D. Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility.

These findings are objective and relate primarily to physical layout of structures and facilities, and therefore, should not constrain residential development. State Planning and Zoning Law grants cities' council to delegate planning and zoning activities to planning commissions and ministerial actions to staff (Government Code § 65101). Because the City does not have a Planning Commission, the site plan review requires review and approval by the City Council only. The City encourages concurrent processing of applications and considers all entitlement applications, including the environmental document, at a public hearing before the City Council. Residential developments that do not require the subdivision of land can be approved within 90 days.

**Table 1K-25 ~~Table 1K-23~~ Approvals and Processing Times for Typical Developments**

	<b>Single Family (1 unit)</b>	<b>Single Family (2–4 units)</b>	<b>Single Family (5+ units)</b>	<b>Multiple Family (2–3 units)</b>	<b>Multiple Family (4+ units)</b>
Approval Authority	Staff	City Council	City Council	City Council	City Council
Processing Time	14 days	45 days	120 days	45 days	90 days

**Conclusion**

The City does not have a lengthy project review process.

**Recommended Action**

None required.

**Building Codes****Analysis**

The City has adopted [the Fresno County Code by reference, which has in turn adopted the 2022 pertinent sections of the California Building Code by reference, with minor amendments, to regulate building standards and code enforcement procedures.](#)

[Minor local amendments have been made to these codes, many of which are not related to residential development applications. Amendments to these codes that may apply to residential structures include:](#)

- [CBC Section 202, definitions, amends the definition of condominium.](#)
- [Solar Energy Systems Section 3111.1.2 was amended to add standards for translucent glazing panels.](#)
- [CBC Section 1505 and CRC 902 were amended to specify that in California Department of Forestry State Responsibility Areas, all roof coverings for any occupancy group or construction type shall be a minimum Class “A” roof covering. Despite this, the City is not located in a State Responsibility Area.](#)
- [CBC Section 1208.2 was amended to modify access requirements to attic spaces separated by vaulted ceilings.](#)
- [CBC Section 1805 was amended to require that foundation walls or concrete floor slabs be constructed above the crown of the adjoining street unless otherwise approved by the building official and to specify required grading. Both amendments were made for waterproofing and damp-proofing purposes.](#)

## **Conclusion**

No major local amendments to the Building, Mechanical, Electrical, Plumbing, Fire, and Housing sections of the California Building Code have been made in the Parlier Municipal Code that would significantly increase the cost of housing.

## **Recommended Action**

None required.

## **Constraints on Housing for Persons with Disabilities**

### **Analysis**

#### ***California Code of Regulations, Title 24***

The City has adopted the California Building Code to provide building standards in the City.

#### ***Definition of Family***

The definition of “family” in Parlier’s Zoning Ordinance is as follows: “An individual or two or more persons related by blood or marriage or adoption, with or without the addition of not more than three persons, excluding servants who are not related by blood, marriage or adoption to the resident persons, living together in a single dwelling unit.” This definition exceeds the zoning power of a local jurisdiction and would be considered restrictive.

#### ***Zoning and Land Use Policies***

The Zoning Ordinance does not define residential care facilities, either small facilities for six or fewer persons or large facilities for more than six persons, nor define a land use that is comparable to residential care facilities. Facilities for six or fewer persons are not permitted in all residential zones, as required by State law (Lanterman Developmental Disability Services Act).

#### ***Reasonable Accommodation***

The City does not currently have a formal process to grant reasonable accommodation requests. The Zoning Ordinance must be amended to establish a formal reasonable accommodations process.

## **Conclusion**

Amendments to the City’s Zoning Ordinance are required to address the definition of family, residential care facilities, and reasonable accommodation procedures.

## **Recommended Action**

The Housing Element includes an action to amend the Zoning Ordinance to address the definition of family, residential care facilities, and reasonable accommodation procedures.

## At Risk Analysis

**Table 1K-24** shows assisted housing units in Parlier. There are 709 assisted affordable units in Parlier. 17 units at Parlier Parkwood Apartments are at risk of losing their affordability due to expiring loan requirements in the next year.

**Table 1K-26** ~~Table 1K-24~~ Assisted Housing Developments, Parlier

Project Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Tuolumne Village	13500 Tuolumne Street	Large Family	LIHTC; HCD	106	104	2061	Low
Salandini Villa	13785 East Manning Avenue	Large Family	LIHTC; CalHFA	148	146	2050	Low
Parlier Parkwood Apartments	8312 South Mendocino Avenue		CalHFA	70	17	10/1/2023	Very High
Parlier Garden Apartments	1105 Tulare Street	Seniors	LIHTC; USDA	41	40	2069	Low
Parlier Family Apartment	13600 East Parlier Avenue	Large Family	LIHTC	62	61	2058	Low
Tuolumne Village Apartments	13850 Tuolumne Street	Large Family	LIHTC	81	80	2059	Low
Parlier Orchard Apartments	295 South Newmark Avenue	Large Family	LIHTC; USDA	41	40	2072	Low
Oak Grove	595 Bigger Street	Large Family	LIHTC; HUD	56	55	2071	Low
Avila Avenue Apartments II	805 Avila Avenue	Large Family	LIHTC; HCD	24	23	2069	Low
Avila Avenue Apartments	805 Avila Street	Large Family	LIHTC	33	32	2066	Low
Bella Vista Apartments	8500 Bella Vista Street	Large Family	LIHTC	47	46	2062	Low
<b>Total</b>				<b>709</b>	<b>644</b>		
<b>Total At Risk</b>				<b>--</b>	<b>17</b>		

Sources: California Housing Partnership Preservation Database, July 2022.

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

### ***Acquisition and Rehabilitation***

The estimated total cost to acquire and rehabilitate each unit is \$110,249. Roughly, the total cost to acquire and rehabilitate the 17 at-risk units is \$1.875 million.

### ***Replacement***

To replace the 17 at-risk units, at \$223,310 per unit, would cost an estimated \$3.8 million.

### ***Rent Subsidy***

Rent subsidies can also be used to preserve affordability of housing, although there are limited funding sources to subsidize rents. The amount of a rent subsidy would be equal to the difference between the HUD-defined fair-market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD income limits. The exact amount is difficult to estimate because the rents are based on a tenant's income and, therefore, would depend on the size and income level of the household.



## SECTION 1K-5: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City’s progress in implementing the 2015 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

[Per California Government Code Section 65588.](#)

[Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: \(1\) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. \(2\) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. \(3\) The progress of the city, county, or city and county in implementation of the housing element. \(4\) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph \(7\) of subdivision \(a\) of Section 65583.](#)

### Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region’s housing needs. The process of determining each jurisdiction’s share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2013 to December 31, 2023. The City of Parlier was assigned a RHNA of 588 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 110 units
- Low-Income (50 to 80 percent of the Area Median Income): 82 units
- Moderate-Income (80 to 120 percent of the Area Median Income): 77 units
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 319 units

**Table 1K-26** summarizes the City’s accomplishments in meeting the RHNA during the previous RHNA projection period.

**Table 1K-27 ~~Table 1K-26~~ 25 Units Built during RHNA Projection Period, Parlier, 2013-2023**

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2013-2023 RHNA	110	82	77	319	588
Units Built 2013-2023	126	53	48	0	227
Percent of RHNA Met	114.5%	64.6%	62.3%	0.0%	38.6%

Source: City of Parlier 2022.

## Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community’s special housing needs. As shown in Table 1K-28 (Evaluation of Parlier 2015 Housing Element Implementation Measures), the City worked diligently to promote housing for special-needs groups in a variety of ways. Some of these accomplishments are:

- The City continued to offer incentives such as minor deviations, density bonuses, and a streamlined process to housing developers to help facilitate the development of farmworker and lower-income housing.
- The City approved in 2021 a Danco Communities 81-unit affordable housing development, which included an 80% density bonus and two concessions. This also included a joint application to the Strategic Growth Council for an Affordable Housing and Sustainable Communities grant for approximately \$3.1 million in transportation-related amenities.
- The City applied for funding for three years under the Permanent Local Housing Allocation (PLHA) PLHA and is expected to receive funding in 2023. The PLHA funds will be used to provide down payment assistance to low-income first-time home buyers.
- The City received in 2021 CDBG-CV funding to provide subsistence payments to those affected by the COVID-19 pandemic.
- In 2016 the City was awarded \$2 million from HCD to be spent towards public improvements in support of new housing, single-family housing rehabilitation, and homeownership assistance.

**Table 1K-28 ~~Table 1K-256~~ Evaluation of Parlier 2015 Housing Element Implementation Measures**

PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><b>Program 1: Regional Collaboration on Housing Opportunities</b></p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ <a href="#">The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element Committee meetings.</a></li> <li>▪ <a href="#">Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.</a></li> <li>▪ <a href="#">The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.</a></li> <li>▪ <a href="#">The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.</a></li> <li>▪ <a href="#">The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.</a></li> <li>▪ <a href="#">The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure</a></li> </ul>	<p>Ongoing</p>	<p><a href="#">Throughout the planning period, the City continued to attend quarterly meetings with the 13 participating jurisdictions in Fresno COG (Committee) to develop committee goals to address housing issues. As part of this collaboration, the City evaluated successes in the implementation of Housing Element programs and shared insights and guidance to other committee members as they implemented their programs. The Committee also identified gaps and additional needs, including a lack of grant funding for housing and competition between jurisdictions, shortage of staff time and resources, and a need for universal informational materials about funding resources available to all jurisdictions from a variety of potential funding sources. One gap that was identified by the Committee was accurate, current information on preferred locations for the development of affordable housing, including farmworker housing. In response, the Committee supported the County’s effort to create a survey in 2021 to determine farmers’ need for housing on their farmland. Also in response to identified needs of jurisdictions, the Committee supported the County’s effort in 2023 to conduct a feasibility study on a regional housing trust for affordable housing. The City of Parlier continues to participate in the Countywide Housing Element Technical Committee, which collaborates on implementation</a></p>	<p><b>Program 1: Regional Collaboration on Housing Opportunities</b></p> <p><a href="#">To ensure that regional housing needs are met collaboratively within Fresno County, Modify and continue as new Program 1: Regional Collaboration on Housing Opportunities.</a></p>

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PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><a href="#">improvements.</a></p> <ul style="list-style-type: none"> <li>Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.</li> <li>Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices. <del>To ensure that regional housing needs are met collaboratively within Fresno County</del></li> </ul>		<p>including infrastructure challenges, homelessness, and fair housing. The City works with the County of Fresno to acquire funding for programs and infrastructure that benefits underprivileged households. <del>Using funding from HCD's SB2 program,</del> The City will update its website and physical counter area to provide information about regional collaborative efforts.</p>	
<p><b>Program 2: Review Annexation Standards in Memorandum of Understanding</b></p> <p><i>Timeframe and Objectives:</i></p> <p><a href="#">During the Housing Element planning period, the County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities. To remove barriers in the development of affordable housing</a></p>	<p>Ongoing</p>	<p>The City <del>has not had the opportunity or need to annex additional lands to provide adequate housing sites amended its Memorandum of Understanding with the County of Fresno in June 2022 to reduce the amount of land to be developed to 25% in an annexation proposal, and also allows the City to annex land in order to meet its RHNA.</del></p>	<p><a href="#">Modify and continue as new <b>Program 2: Review Annexation Standards in Memorandum of Understanding.</b></a></p>
<p><b>Program 3: Provision of Adequate Sites</b></p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>Maintain and annually update the inventory of residential land resources.</li> <li>Provide the updated inventory on City website and make copies available upon request.</li> </ul>	<p><b>Program 3: Provision of Adequate Sites</b></p> <p><a href="#">Provide for a variety of housing types and ensure that adequate sites are available to meet RHNA</a>Annually</p>	<p>The City initiated the creation of an inventory of available land and enhancement of its website to reflect that information. The City has also participated actively in the regional collaboration committee in RHNA discussions and will continue to do so.</p>	<p><a href="#">Modify and continue as new <b>Program 4: Provision of Adequate Sites.</b></a></p>

PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<ul style="list-style-type: none"> <li>▪ <u>Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need.</u></li> <li>▪ <u>Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.</u></li> <li>▪ <u>Consistent with the General Plan policy, investigate tools to facilitate infill development within the City limits by 2018.</u></li> <li>▪ <u>Promote the High Density Residential properties located in the City’s Sphere of Influence to developers to solicit development applications. Work with LAFCo and project applicants to facilitate applications for annexation, especially for affordable housing, including meeting with potential developers (bi-annually) and identifying development incentives, such as expedited applications, or fee deferrals.</u></li> <li>▪ <u>As part of the Housing Element Annual Reports to HCD, the City will monitor and evaluate the progress in annexations to ensure sites are made available commensurate with the City's remaining housing needs. Provide for a variety of housing types and ensure that adequate sites are available to meet RHN</u></li> </ul>			

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PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><b>Program 4: Rezoning and Annexation for RHNA</b></p> <p><u>Timeframe and Objectives:</u></p> <ul style="list-style-type: none"> <li>▪ <u>Pursue rezoning of at least five acres for high density residential uses with a minimum density of 20 units per acre by December 2018 for the RHNA shortfall of 61 units.</u></li> <li>▪ <u>Work with other jurisdictions in the County to review the annexation standards to enhance feasibility of annexing these properties into the City limits (see Program 2).</u></li> <li>▪ <u>Promote the rezoned properties to developers to solicit development applications and take steps to assist applications for annexation, including meeting with potential developers (bi-annually) and identifying development incentives, such as expedited applications, or fee deferrals.</u></li> <li>▪ <u>As part of the Housing Element Annual Reports to HCD, the City will monitor and evaluate the progress in annexations to ensure sites are made available commensurate with the City’s remaining housing needs. Should the evaluation demonstrate that annexations are not occurring as anticipated or needed to accommodate Parlier’s RHNA shortfall, the City will identify alternative sites and/or strategies to accommodate the remaining need by 2019. To provide locations to meet RHNA</u></li> </ul>	<p>By 2019</p>	<p><u>The City amended its Memorandum of Understanding with the County of Fresno in June 2022 to reduce the amount of land to be developed to 25% in an annexation proposal, and also allows the City to annex land in order to meet its RHNA. The current tax-sharing agreement and memorandum of understanding between the City of Parlier and the County of Fresno does not accommodate premature annexation of land that has not been pre-approved by the City for specific development purposes (i.e., subject to an approved tentative map or site plan). The City is investigating modifications to the TSA/MOU that would allow for such rezoning and annexation.</u></p>	<p><u>Modify and continue as new <b>Program 5: Rezoning and Rezoning/Annexation for RHNA.</b></u></p>

PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><del>shortfall needed to meet requirements pursuant to State law</del></p>			
<p><b>Program 5: Monitoring of Residential Capacity (No Net Loss)</b>  <u>Timeframe and Objectives:</u></p> <ul style="list-style-type: none"> <li>▪ <u>Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.</u></li> <li>▪ <u>Monitor and report through the HCD annual report process.</u></li> <li>▪ <u>If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.</u><del>Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.</del></li> </ul>	<p>Annually</p>	<p><u>The City completes its Annual Progress Reports as well as participates in the multi-jurisdictional housing effort to ensure that there is no net loss in land zoned for residential development.</u>                      Using funding from HCD's SB2 program, the City is currently establishing a formal process for evaluating its remaining capacity.</p>	<p><u>Modify and combine with and continue as new <b>Program 4: Provision of Adequate Sites.</b></u><del>This program continues to be appropriate and is modified and incorporated as part of Program 4.</del></p>
<p><b><u>Program 6: Water and Wastewater Capacity</u></b>  <u>Timeframe and Objectives:</u></p> <ul style="list-style-type: none"> <li>▪ <u>Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.</u></li> <li>▪ <u>Establish procedures by the end of 2016 for granting priority water and sewer service to</u></li> </ul>	<p><u>By 2016</u></p>	<p><u>The City is currently constructing well improvements to allow existing non-compliant wells to become operational, in addition to wastewater treatment plant capacity improvements.</u></p>	<p><u>Modify and continue as Program 6: Water and Wastewater Service.</u></p>

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PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><a href="#">developments with lower-income units in compliance with California Government Code Section 65589.7.</a></p>			
<p><b><u>Program 7: Affordable Housing Incentives</u></b>  <b><i>Timeframe and Objectives:</i></b></p> <ul style="list-style-type: none"> <li>▪ <a href="#">Maintain a list of interested developers and annually contact developers to explore affordable housing opportunities.</a></li> <li>▪ <a href="#">Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development.</a></li> <li>▪ <a href="#">Continue to promote the State density bonus, flexible development standards, and other incentives to facilitate affordable housing development by publicizing the incentives on City website and by conducting pre-application consultation with developers regarding incentives available.</a></li> <li>▪ <a href="#">Continue to streamline the environmental review process for housing developments to the extent possible, using available state categorical exemptions and federal categorical exclusions, when applicable.</a></li> <li>▪ <a href="#">Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in Parlier for lower-income households (including extremely low-income households), such as</a></li> </ul>	<p>Ongoing</p>	<p><a href="#">The City will develop a list of affordable housing developers and contact them annually to explore opportunities. Using funding from HCD's SB2 program, the City is updating its density bonus ordinance to account for recent statutory changes.</a></p>	<p><a href="#">Modify and continue as Program 8: Affordable Housing Incentives.</a></p>



PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><u>seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness.</u></p> <ul style="list-style-type: none"> <li>▪ <u>Annually contact affordable housing developers to explore affordable housing opportunities.</u></li> <li>▪ <u>Expand the City’s affordable housing inventory by 191 units over the next eight years based on affordable housing projects approved or in the pipeline.</u></li> </ul>			
<p><b><u>Program 8: Farmworker Housing</u></b></p> <p><b><u>Timeframe and Objectives:</u></b></p> <ul style="list-style-type: none"> <li>▪ <u>Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.</u></li> <li>▪ <u>Continue to offer incentives such as gap financing (as funding is available), density bonus, streamlined processing to facilitate the development of farmworker housing.</u></li> <li>▪ <u>Annually monitor the status of farmworker housing as part of the City’s annual report to HCD on Housing Element progress and evaluate if City efforts are effective in</u></li> </ul>	<p>Ongoing</p>	<p><u>The City will continue to work with the Fresno Housing Authority to seek grants for farmworker housing</u></p>	<p><u>Modify and continue as Program 9: Support Funding for Farmworker Housing.</u></p>

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PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><a href="#">facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.</a></p>			
<p><b><u>Program 9: Preserved Assisted Housing</u></b>  <b><u>Timeframe and Objectives:</u></b></p> <ul style="list-style-type: none"> <li>▪ <a href="#">Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing, and immediately upon notification of intent to terminate affordability restrictions, take the following actions:</a></li> <li>▪ <a href="#">Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units.</a></li> <li>▪ <a href="#">Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.</a></li> <li>▪ <a href="#">Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.</a></li> <li>▪ <a href="#">Ensure the tenants are properly noticed (at least one year prior to conversion) and informed of their rights and eligibility to obtain special Housing Choice vouchers</a></li> </ul>	<p><a href="#">Tenants must be notified at least one year prior to conversion</a></p>	<p><a href="#">No such notices were issued.</a></p>	<p><a href="#">Modify and continue as Program 12: Preservation of At-Risk Housing.</a></p>

PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><a href="#">reserved for tenants of converted HUD properties.</a></p>			
<p><b><a href="#">Program 10: Accessory Units</a></b>  <b><a href="#">Timeframe and Objectives:</a></b></p> <ul style="list-style-type: none"> <li>▪ <a href="#">By 2016, amend the Zoning Code to allow second units via a ministerial process (see Program 9).</a></li> <li>▪ <a href="#">By 2019, consider fee reductions for second units and implement a public education program advertising the opportunity for second units through the City website and at the planning counter.</a></li> </ul>	<p><a href="#">By 2016 amend the zoning code to include accessory units, by 2019 consider fee reductions for secondary units and implement an education program for second units</a></p>	<p><a href="#">Using funding from HCD's SB2 program, the City is in process of preparing an updated Development Code that addresses current ADU statutes, including fee reductions for ADUs. The Community Development Department is preparing public information brochures that provide information about ADU standards and requirements.</a></p>	<p><a href="#">Modify and continue as Program 13: Encourage and Facilitate Accessory Dwelling Units.</a></p>
<p><b><a href="#">Program 11: Zoning Code Amendments</a></b>  <b><a href="#">Timeframe and Objectives:</a></b></p> <ul style="list-style-type: none"> <li>▪ <a href="#">Amend Zoning Code to address State law requirements within one year of Housing Element adoption.</a></li> <li>▪ <a href="#">Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.</a></li> </ul>	<p><a href="#">One year since housing element adoption (2017), and should be annually reviewed</a></p>	<p><a href="#">Using funding from HCD's SB2 program, the City is in process of preparing an updated Development Code</a></p>	<p><a href="#">Modify and continue as Program 16: Zoning Code Amendments.</a></p>
<p><b><a href="#">Program 12: Monitoring of Planning and Development Fees</a></b>  <b><a href="#">Timeframe and Objectives:</a></b></p> <ul style="list-style-type: none"> <li>▪ <a href="#">Continue to monitor the various fees charged by the City to ensure they do not unduly</a></li> </ul>	<p><a href="#">Ongoing</a></p>	<p><a href="#">The City is planning a fee study and will examine how fees are applied to affordable housing projects.</a></p>	<p><a href="#">Modify and continue as Program 19: Monitoring of Planning and Development Fees.</a></p>

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PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><u>constrain housing development.</u></p> <ul style="list-style-type: none"> <li>As appropriate, consider incentives such as <u>deferred or reduced fees to facilitate affordable housing development.</u></li> </ul>			
<p><b><u>Program 13: Code Enforcement</u></b></p> <p><i><u>Timeframe and Objectives:</u></i></p> <ul style="list-style-type: none"> <li><u>Review the City’s building codes for compliance with State and ADA accessibility requirements within one year of Housing Element adoption.</u></li> <li><u>Continue to utilize code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.</u></li> <li><u>Refer low-income households to the City’s Housing Rehabilitation Program for assistance.</u></li> </ul>	<p>Ongoing</p>	<p>Ongoing</p>	<p><u>Modify and continue as Program 22: Building Code Enforcement.</u></p>
<p><b><u>Program 14: Housing Rehabilitation Program</u></b></p> <p><i><u>Timeframe and Objectives:</u></i></p> <ul style="list-style-type: none"> <li><u>Continue to promote the City program on the City website and at public counters.</u></li> <li><u>Continue to pursue funding from state and federal programs to implement the Housing Rehabilitation Program, with the goal of assisting 30 low-income households over eight years.</u></li> </ul>	<p>Ongoing</p>	<p><u>Using funding from HCD's SB2 program, the City will update its website and physical counter area to provide this information</u></p>	<p><u>Modify and continue as Program 23: Owner Occupied Rehabilitation Program.</u></p>

PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><b><u>Program 15: First-Time Homebuyer Program</u></b></p> <p><i><u>Timeframe and Objectives:</u></i></p> <ul style="list-style-type: none"> <li>▪ <u>Promote available homebuyer resources on the City website and public counters with the goal of 123 low-income households.</u></li> <li>▪ <u>Annually review funding resources available at the state and federal levels and pursue as appropriate to provide additional homebuyer assistance.</u></li> </ul>	<p><u>Annually review funding resources</u></p>	<p><u>Using funding from HCD's SB2 program, the City will update its website and physical counter area to provide this information</u></p>	<p><u>Modify and continue as Program 24: Fresno County Homebuyer Assistance Program.</u></p>
<p><b><u>Program 16: First-Time Homebuyer Resources</u></b></p> <p><i><u>Timeframe and Objectives:</u></i></p> <ul style="list-style-type: none"> <li>▪ <u>Promote available homebuyer resources on City website and public counters in 2016.</u></li> <li>▪ <u>Annually review funding resources available at the state and federal levels and pursue as appropriate to provide additional homebuyer assistance.</u></li> </ul>	<p><u>Resources available on City website by 2016. Annually review funding resources</u></p>	<p><u>Using funding from HCD's SB2 program, the City will update its website and physical counter area to provide this information</u></p>	<p><u>Modify, combine, and continue as Program 24: Fresno County Homebuyer Assistance Program.</u></p>
<p><b><u>Program 17: Energy Conservation</u></b></p> <p><i><u>Timeframe and Objectives:</u></i></p> <ul style="list-style-type: none"> <li>▪ <u>Consider incentives to promote green building techniques and features in 2017, and as appropriate, adopt incentives in 2018.</u></li> <li>▪ <u>Continue to promote and support Pacific Gas and Electric Company (PG&amp;E) programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link to PG&amp;E programs on City</u></li> </ul>	<p><u>Consider green building incentives in 2017, adopt incentives by 2018</u></p>	<p><u>The City continues to support PG&amp;E programs that provide energy efficiency rebates and implements the Building codes that support and encourage alternative energy</u></p>	<p><u>Modify and continue as Program 24: Fresno County Homebuyer Assistance Program.</u></p>

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PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><a href="#">website and make available brochures about PG&amp;E programs at City counters.</a></p> <ul style="list-style-type: none"> <li>▪ <a href="#">Expedite review and approval of alternative energy devices.</a></li> </ul>			
<p><b><u>Program 18: Housing Choice Vouchers</u></b></p> <p><i><u>Timeframe and Objectives:</u></i></p> <ul style="list-style-type: none"> <li>▪ <a href="#">Provide information on the HCV program on the City website and public counters in 2016.</a></li> <li>▪ <a href="#">Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.</a></li> <li>▪ <a href="#">Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the City neighborhoods with varying income levels to promote housing opportunities for all residents.</a></li> </ul>	<p><a href="#">Provide info on City website by 2016.</a> <a href="#">Ongoing</a></p>	<p><a href="#">Using funding from HCD's SB2 program, the City will update its website and physical counter area to provide this information</a></p>	<p><a href="#">Modify and continue as Program 26: Housing Choice Vouchers.</a></p>
<p><b><u>Program 19: Fair Housing</u></b></p> <p><i><u>Timeframe and Objectives:</u></i></p> <ul style="list-style-type: none"> <li>▪ <a href="#">Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.</a></li> <li>▪ <a href="#">Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and the City</a></li> </ul>	<p><a href="#">Ongoing</a></p>	<p><a href="#">The City will continually update its website and work with the Fair Housing Council of the Central Valley and the Fresno Housing Authority to provide education to lenders, real estate professionals, and the community at large to promote fair housing services available in the region</a></p>	<p><a href="#">Modify and continue as Program 27: Housing Discrimination Monitoring and Referral.</a></p>

PROGRAM	STATUS	EVALUATION	RECOMMENDATION
<p><a href="#">website.</a></p> <ul style="list-style-type: none"><li>▪ <a href="#">Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.</a></li></ul>			

## SECTION 1K-6: PUBLIC OUTREACH AND ENGAGEMENT

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “[t]he local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process. Spanish-language materials were available, and Spanish translation was made available by request.

To meet the requirements of State law, the City of Parlier completed the public outreach at both the local level and as part of the regional Fresno County Multi-Jurisdictional Housing Element effort to encourage community involvement. These efforts included:

- Regional Project Website
- Stakeholder Consultations and Focus Groups
- Study Sessions with Planning Commissions, City Councils, and the County Board of Supervisors
- Community Workshops
- Community Survey

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in Appendix 1: Regional Housing Element Public Outreach.

### **City Council Study Session #1**

On October 20, 2022, a City Council Study Session was held to introduce the 2023-2031 Housing Element update and to review new State laws. The public was invited to attend and participate in this event. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the City’s RHNA, reviewed new state laws, and solicited feedback from the City Council and community members on these strategies and other housing needs in Parlier.

### **City Council Study Session #2**

On October 19, 2023, a City Council Study Session was held to introduce the 2023-2031 Housing Element update and to review new State laws. The public was invited to attend and participate in this event. Staff presented an overview of the Housing Element update process and required contents of the element, discussed schedule and homeless programs for the Housing Element, new state laws and solicited feedback from the City Council and community members. There was no public comment received during this Study Session.



## Community Workshop

A community workshop was held from 6:00 to 7:30 pm on September 21, 2022, at Parlier City Hall. In order to invite the community to the event, the following outreach efforts were conducted:

- City staff posted flyers in English and Spanish on the City's social media accounts.
- City staff also distributed flyers for the workshop through the Fresno COG email list and the list of regional stakeholders and CBOs.
- An Eventbrite registration page (in English and Spanish) and a Facebook event page was created. Both pages advertised that Spanish language interpretation, refreshments, and activities for kids would be provided.
- Flyers were sent out through the Fresno Housing Authority to residents in affordable housing units.

In the presentation, members of the public were introduced to the process of developing the Housing Element both for the region and for the City of Parlier. They were also given information about current housing conditions in the region and in Parlier and were invited to participate in a discussion about local housing needs. The discussion was prompted by the following questions:

- What do you think are the most critical housing issues in your community?
- What do you think are the housing types most needed in the community?
- When assessing new housing development that might be built in the next 8 to 10 years, what should be the community's most important consideration?
- Is there anything else that you can share regarding additional housing opportunities in the community?
- Any suggestions for soliciting additional Housing Element feedback?

Four community members attended, with seven others participating via the livestream that the City included as a part of the event. Attendees felt that the most critical housing issues within the community was the high cost of building new affordable housing options for low-income residents and the high cost of new single family homes pricing residents out of homeownership opportunities. Attendees felt that the City could use more multi-family and mixed use housing units. City staff indicated that there may be a need to construct condo type housing and missing middle housing opportunities. Looking towards the future, attendees felt that programs and incentives needed to be provided for developers to be interested in building within Parlier. Staff also recognized that the City would like to update their fee schedule to be more developer friendly and encourage affordable housing. Staff believed that due to the high cost of building housing within the City, ADUs may be used to provide more affordable housing for the community. [Input from this meeting was incorporated into the following programs: Program 4: Provision of Adequate Sites, Program 5: Rezoning and Prezoning/Annexation for RHNA, Program 8: Affordable Housing Incentives, Program 9: Support Funding for Farmworker Housing, Program 13: Encourage and Facilitate Accessory Dwelling Units, Program 15: Housing for a Variety of Needs.](#)

## Local Stakeholder Consultations

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups. Throughout the summer and fall of 2022, several interviews were conducted with stakeholders who work in areas such as housing, homelessness, and other social services in Parlier and throughout the Fresno County area. Summaries of interviews from stakeholders working in Parlier or the County as a whole are included below.

### ***BIA of Fresno/Madera Counties***

The President of the Building Industry Association of Fresno/Madera Counties (BIA), Mike Prandini, was interviewed in November 2022. The BIA is an industry organization that represents builders, developers, subcontractors, and affiliated businesses in the residential, commercial, and industrial building industry throughout the region.

The current shortage of housing has created demand, which can be a positive for BIA's members. Most jurisdictions have sufficient available land to build new housing. Kingsburg was identified as an outlier in this, as they have a growth limitation ordinance, so the two builders that work in the area have been able to work but at a slower pace. The statewide move to require all-electric utilities rather than gas is a concern. For market-rate housing, the State's vehicle miles traveled (VMT) regulations are a large barrier, as transit isn't reliable, and a car is necessary to get around. Builders have to pay a fee to get around the cost of mitigating car miles unless city councils can make a finding of an unavoidable impact. For affordable housing, the prevailing wage requirements are a barrier to development due to the increased cost. Infrastructure costs also affect both types of projects. Streamlining tools help control costs, but not enough. A lack of local water access is also a barrier to development. He expressed concern that the State assigned the RHNA without this in mind. There may not be enough water access to support the housing development that the State is looking to see.

In his experience, single-family homes are in greatest demand. There is a lot of demand for low-income housing projects, but these aren't financially viable for developers without government subsidy. However, including government subsidy in projects increases the overall cost to build, as it triggers prevailing-wage requirements. A recent affordable development in the City of Fresno cost around \$400,000 per unit to build. Condo-style projects are also a possibility, but in his experience, they don't tend to be successful in this region. To keep prices within reach of local residents, recent projects have needed to be built at higher densities. A typical project is between 8 and 15 units per acre on small lots, with single-family homes built as two-story structures in order to reach 1,200 or 1,300 square feet. Developers need to build higher-density projects to spread out the cost of infrastructure among a larger number of units. Demand isn't as high in smaller communities as it is in the cities of Fresno and Clovis. These cities have better access to jobs, education, and medical centers. VMT mitigation costs increase in communities that are far from these economic centers, so it's less of an issue in closer communities like Sanger, Reedley, Kingsburg, Fowler, and Kerman. Reedley is too far away from the economic center of the region, which causes challenges. Many residents of Mendota and San Joaquin have incomes that are too low to afford development at its current costs. He indicated that more downpayment assistance and maintenance programs are needed

throughout the region. Fresno Housing Authority has some, but they're limited. [Input from this meeting was incorporated into Program 6: Water and Wastewater Service, Program 8: Affordable Housing Incentives, and Program 24: Fresno County Homebuyer Assistance Program.](#)

### ***Fair Housing of Central California***

A representative from Fair Housing of Central California (FHCCC) was interviewed on September 27, 2022. The organization works to eliminate housing discrimination and expand housing opportunities to all persons. The FHCCC receives fair housing complaints and tracks these complaints by location, zip code, gender, race or ethnicity, and type of complaint. The most common fair housing issue that clients report is discrimination related to disability or race. She expressed concern that fair housing practices are not really embraced by local government, and that cities should avoid promoting the development of new housing in neighborhoods where segregation is deliberately continued by landlords and real estate agents. Her clients prefer decent, affordable, and accessible housing, but as the cost of purchasing a home increases, opportunities decline. She feels there is adequate rental housing in the community, including for seniors and persons with disabilities, but affordability and accessibility remain barriers. [Input from this meeting was incorporated into Program 8: Affordable Housing Incentives, Program 24: Fresno County Homebuyer Assistance Program, and Program 27: Housing Discrimination Monitoring and Referral.](#)

### ***Fresno Madera Continuum of Care***

As a representative for the Fresno Madera Continuum of Care (CoC), Laura Moreno was interviewed in October, 2022. Ms. Moreno is a program manager for Fresno County's Department of Social Services (DSS). The CoC does not provide direct services, but instead is a collaborative of agencies that work together to provide homeless services. At present, there is insufficient low-income housing for those who are homeless. Many people in the region are on a fixed income, including disability or social security, and cannot afford housing. [Input from this meeting was incorporated into the following programs: Program 3: Homelessness/Unhoused Needs, Program 4: Provision of Adequate Sites, Program 5: Rezoning and Prezoning/Annexation for RHNA, Program 8: Affordable Housing Incentives, Program 13: Encourage and Facilitate Accessory Dwelling Units, and Program 15: Housing for a Variety of Needs.](#)

### ***Law Office of Patience Milrod***

Fresno-area civil rights attorney Patience Milrod was interviewed on October 31, 2022. While Ms. Milrod supports the continued attention to inclusionary housing, she has concerns about the passive language of "facilitate" and "encourage" that have been common in past Housing Elements. She identified code enforcement as a strategy for improving housing quality that could be strengthened. At present, rents are increasing while the quality of housing is decreasing, and there isn't a lot of energy locally to correct that imbalance. This particularly hurts lower-income households. With more aggressive code enforcement in place, she suggested that some landlords may decide that the cost of maintaining their property isn't worthwhile and may choose to sell to a community land trust or Habitat for Humanity rather than entering receivership. She would like to see that as a specific goal. The biggest barrier to finding affordable, decent housing in the region that she identified was that lower-cost housing tends to also be low quality or ill maintained. However, she cautioned that the supply problem won't be solved with suburban or exurban

single-family dwelling units. There's also local disinclination to build lower-income housing in areas of opportunity. She suggested that cities should ask for affordability covenants in perpetuity and highlighted the land trust model as a way to enable that. [Input from this meeting was incorporated into the following programs: Program 4: Provision of Adequate Sites, Program 5: Rezoning and Prezoning/Annexation for RHNA, Program 8: Affordable Housing Incentives, and Program 15: Housing for a Variety of Needs.](#)

### ***Central Valley Urban Institute***

On September 7, 2022, Eric Payne, executive director of the Central Valley Urban Institute (CVUI), was interviewed. The CVUI is an advocacy organization working throughout the Fresno area. He indicated that there may be opportunities to increase affordable housing stock production, particularly within infill areas and brownfields as well as to increase homeownership through programs like the downpayment assistance program. However, he expressed concerns about high building costs, lack of financing, and poor leadership in the area. Community members would like to see intergenerational housing, middle-income housing, and “missing-middle” sized housing as well as housing to end homelessness, particularly among college-aged youth. At present, he does not believe that there are adequate opportunities for homeownership or adequate rental housing. The largest barriers are access to credit, lack of financial education, and existing housing cost burden. There is a lack of investment in programs that serve low to moderate-income communities. [Input from this meeting was incorporated into the following programs: Program 3: Homelessness/Unhoused Needs, Program 4: Provision of Adequate Sites, Program 5: Rezoning and Prezoning/Annexation for RHNA, Program 8: Affordable Housing Incentives, Program 13: Encourage and Facilitate Accessory Dwelling Units, Program 15: Housing for a Variety of Needs, and Program 24: Fresno County Homebuyer Assistance Program.](#)

### ***Resources for Independence Central Valley***

On November 1, 2022, a representative from the organization Resources for Independence Central Valley was interviewed. The representative expressed concern about laws in the City of Fresno that prevent homeless community members from camping or living in their cars. Homelessness is increasing, but the City is investing resources in enforcing these laws rather than providing assistance. There is funding to move homeless people around, but not to improve anyone's living situation. Access to Section 8 can be a challenge, as the waiting list can be four or five years long. Additionally, rental housing can require incomes of two to three times the rent, which can be a barrier to some who need to access rental housing. For those who may be able to access housing, some landlords levy additional fees during the application process that can present a prohibitive cost. Credit checks are becoming a barrier for residents to get into housing. Community members with disabilities can experience additional challenges trying to find homes that have necessary accessibility features. Homeowners with disabilities end up needing to make expensive home improvements in order to make their homes accessible for themselves. For renters, these improvements may be more challenging to implement, and those who use service or support animals may experience discrimination against pets. There isn't enough higher-density housing, housing near transit or major transportation corridors, or housing in good repair. [Input from this meeting was incorporated into the following programs: Program 3: Homelessness/Unhoused Needs, Program 4: Provision of Adequate](#)

[Sites, Program 5: Rezoning and Prezoning/Annexation for RHNA, Program 8: Affordable Housing Incentives, Program 13: Encourage and Facilitate Accessory Dwelling Units, Program 15: Housing for a Variety of Needs, Program 22: Building Code Enforcement, Program 23: Owner Occupied Rehabilitation Program, Program 24: Fresno County Homebuyer Assistance Program, and Program 26: Housing Choice Vouchers.](#)

### ***Llaves de tu Casa Iniciativa***

As a follow-up to the regionwide stakeholder focus groups held in October and November 2022, a collection of members from the Llaves de tu Casa Iniciativa (LDTC) met on December 13, 2022, to respond to several stakeholder interview questions. The initiative is a financial education program open to all County of Fresno residents but with a focus on increasing Latino homeownership rates. Eight initiative members represented organizations and companies, including Envision Fresno (Mirna Garcia), Self Help Enterprises (Rick Gonzales, Alicia Bohigian), CORE Home Loans (Pablo Estrada), Union Bank (Reyes Ruiz), the California Association of Realtors (Sabrina Brown), and the National Association of Hispanic Realtors (Aldiva Rubalcava, Lucy Sandoval). The group collectively serves Fresno County, and members also serve other counties in the Central Valley.

The opportunities for future housing in the region that the initiative members identified included LTDC's ability to provide homeownership education virtually and in partnership with other local organizations. There has been a lack of financial literacy in the community along with challenges in using technology and language barriers.

The initiative members expressed concerns about affordability, including the location of affordable housing in undesirable areas. Upzoning single-family zoning would create more opportunities for the development of multifamily housing in more desirable locations. Some funding is only available in certain areas, which can exacerbate existing patterns of segregation and close proximity to industrial uses. They also expressed concern about investors displacing community members in order to establish short-term rentals while community members live in hotels. The State's mandate to install solar panels on new homes was also cited as an additional cost that will drive up the buyers' or renters' cost.

The gap between ownership housing affordability and program income limits was identified as a barrier to accessing housing. Moderate-income households earn too much to qualify for housing assistance, but those who qualify aren't able to afford the housing available. In addition to a lack of multifamily rental housing, there aren't many condo buildings in the region, which could present another affordable homeownership strategy. The establishment of land trusts was also identified as a potential strategy for increasing affordability, as well as donations of land from municipalities.

Self Help Enterprises has partnered with the City of Clovis on their recent accessory dwelling unit program and has partnered with Salt + Light to develop tiny homes for transitional housing.

Input from this meeting was incorporated into the following programs: **Program 4: Provision of Adequate Sites, Program 5: Rezoning and Prezoning/Annexation for RHNA, Program 8: Affordable Housing Incentives, Program 15: Housing for a Variety of Needs, Program 24: Fresno County Homebuyer Assistance Program, and Program 28: Improve Access to Resources.**

## ***Fresno Housing Authority***

Two representatives from the Fresno Housing Authority, Doreen Eley and Michael Duarte, were interviewed on January 11, 2023. The Fresno Housing Authority currently has housing projects in every jurisdiction participating in the Multi-Jurisdictional Housing Element except for Coalinga. The City of Fresno has a separate Housing Authority.

The representatives noted that there is tremendous demand for housing in all communities in Fresno County. The last time the Section 8 waiting list opened they received more than 50,000 applications. Recently, when a 60-unit development in Clovis opened, they received more than 10,000 applications. When a project in downtown Fresno opened, they received 4,000 applications within a two-week period. Rents are high, which is challenging for residents but good for developers. The region needs more housing opportunities for people experiencing homelessness.

In rural and unincorporated communities, lack of water and sewer capacity are major concerns. The Housing Authority can't build housing in areas with no services.

For local developers, state funding and streamlining programs trigger skilled, trained, and prevailing wage requirements, which can be a barrier. Entitlement processing timelines are a barrier to development for the Housing Authority. The representatives gave the example of a recent project in San Joaquin where streamlined initiatives were used, but the project still took a year to finish the project review process. Many communities don't have much staff capacity and have part-time consultants to complete the work.

There is also a lack of capacity among agencies that provide services in rural and unincorporated areas. This is especially challenging for special needs populations that need mental health services. There is a countywide Department of Behavioral Health, but no offices within smaller cities. The representatives gave the example of a Homekey project in Huron that the Housing Authority wanted to assist with, but there were no service providers available to serve the project.

While there is a lot of interest within the community for homeownership opportunities, more funding is available for multifamily rental projects. The Housing Authority is more focused on rental projects and arriving at deeper affordability levels.

The Housing Authority is following the State's lead in providing housing in high opportunity areas. There are lots of incentives to do this to compete for tax credits and other state funding programs. The representatives mentioned that they are trying to balance this need by also working to improve the lower-resource areas where folks are already living along with disadvantaged communities like Del Ray and Lenar.

The COVID-19 pandemic brought challenges for many residents of Housing Authority projects. There were increases in domestic violence, and it was challenging for property managers to enforce rules.

[Input from this meeting was incorporated into the following programs: Program 3: Homelessness/Unhoused Needs, Program 6: Water and Wastewater Service, Program 8: Affordable Housing Incentives, and Program 15: Housing for a Variety of Needs.](#)

## **Public Comments**

The City received ongoing public comment during the drafting of Housing Element. All comments received were considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions were included and/or revised to incorporate the feedback received.

## **Noticing of Study Sessions and Community Workshops**

Notice of the Study Sessions were made available as part of the City’s standard meeting notice process for City Council meetings.

The Community Workshop was advertised to members of the public through multiple information channels. Flyers in English and Spanish were distributed at local events in the community as well as at the Community Center. Current residents of the Riverland Apartments and prior applicants to that building received information through flyers and email, and residents in Fresno Housing Authority units received information about the workshops by email. The availability of Spanish translation was noted in outreach materials.

## **Noticing of the Draft Housing Element**

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from September 27, 2023 to October 26, 2023. Public comment was received, and an additional 10 business days was allowed to consider public comments. No revisions were necessary in response to the comments before submitting to HCD on November 10, 2023. The draft was made available on the City’s website and was noticed to residents through the same methods as the City Council meetings. Additional direct noticing was sent to local housing advocate groups.



## ***A Regional Plan for Addressing Housing Needs***

*Fresno County • Coalinga • Firebaugh • Fowler • Fresno City • Huron • Kerman  
Kingsburg • Mendota • Orange Cove • Parlier • Reedley • San Joaquin • Sanger • Selma*