

Please Start Here

General Information	
Jurisdiction Name	Kerman
Reporting Calendar Year	2024
Contact Information	
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City	Kerman
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Kerman	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	12/31/2023 - 12/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		55
Total Units		55

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	281	52	32
2 to 4 units per structure	0	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	3	0
Mobile/Manufactured Home	0	0	0
Total	281	55	32

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	3	3
Not Indicated as Infill	52	52

Housing Applications Summary		
Total Housing Applications Submitted:		2
Number of Proposed Units in All Applications Received:		372
Total Housing Units Approved:		0
Total Housing Units Disapproved:		0

Use of SB 423 Streamlining Provisions - Applications		
Number of SB 423 Streamlining Applications		0
Number of SB 423 Streamlining Applications Approved		0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	2	372

Density Bonus Applications and Units Permitted		
Number of Applications Submitted Requesting a Density Bonus		0
Number of Units in Applications Submitted Requesting a Density Bonus		0
Number of Projects Permitted with a Density Bonus		0
Number of Units in Projects Permitted with a Density Bonus		0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	32
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Kerman
Reporting Year	(Jan. 1 - Dec. 31) 2024
Planning Period	6th Cycle 12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Table A

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Jurisdiction	Kerman	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability															
		1	Projection Period	2									3	4	
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2023-12/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	285	-	-	-	-	-	-	-	-	-	-	-	285	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-			
Low	Deed Restricted	134	-	-	-	-	-	-	-	-	-	-	-	134	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-			
Moderate	Deed Restricted	168	-	-	-	-	-	-	-	-	-	-	1	167	
	Non-Deed Restricted		-	1	-	-	-	-	-	-	-	-			
Above Moderate		476	-	-	55	-	-	-	-	-	-	-	55	421	
Total RHNA		1,063													
Total Units			1	-	55	-	-	-	-	-	-	-	56	1,007	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5	Extremely low-Income Need	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	6	7
Extremely Low-Income Units*		143		-	-	-	-	-	-	-	-	-	-	143	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Kerman	
Reporting Year	(Jan. 1 - Dec. 31) 2024	
Planning Period	6th Cycle	12/31/2023 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

ction	Kerman	
g Year	2024	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Program	2 Objective	3 Timeframe in H.E	4 Status of Program Imple
Regional Housing	<p>The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing needs and issues 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; The City will encourage hiring local labor by establishing and posting a local labor unions and apprenticeship programs resources list on City's website that is made available to developers and contractors.</p>	Continue to meet with the Housing Element Technical Committee twice per year; meet with HCD annually. Develop a directory of services and resources, and a list of local developers and contractors by December 2025; update annually as needed.	Ongoing; The City continues to collaborate with other jurisdictions on housing program implementation and regional issues.
Review Standards in Effect	All jurisdictions in Fresno County are subject to the City/County Memorandum of Understanding (MOU), which establishes procedures 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. 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 in the City/County MOU.	Meet with the County by December 2026 to review the MOU standards, and update within a year if changes are needed.	Ongoing; The City requests finding consistency with the MOU from the Fresno for all proposed annexation coordinate with the County to review compliance with the timeframe in the Element.
Homeless 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 unshoused population to identify needs for targeted resources and determine what efforts to make, 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. As supportive housing or other services for homeless community members become available, the City will work with the Police Department Community Service Officer and support housing providers, in conducting targeted outreach to areas where homeless community members congregate, including the area around the Kerman Community Center.	Coordinate annually. Conduct outreach as opportunities become available.	Ongoing; The City coordinates with other agencies to offer available services to the unshoused population.
Annexation and Rezoning Sites	<p>The City of Kerman will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 1,063 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. The City will:</p> <ul style="list-style-type: none"> Complete the following annexations to meet a shortfall in the moderate and above-moderate income RHNA based on sites within the current city limits. If annexations are not completed within the three-year period, the City will identify alternative land to rezone in order to meet the required moderate-income and above-moderate-income need: <ul style="list-style-type: none"> - Annex at least 40 acres of vacant county land, of which 35 acres will have a General Plan designation of MDR, allowing 12 units to the acre, and 5 acres will have a General Plan designation of HDR, allowing 24 units to the acre. - Annex 9.6 acres of vacant county land for single-family homes consistent with the General Plan designation of MDR (Figure 1-G-6 in the Sites Inventory Section); 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. 	Annually monitor as projects are processed, complete annexations within 3 years and 120 days of Housing Element due date. If annexation is not completed within this period, identify alternative rezone sites to meet unaccommodated need and complete rezone within one year.	Ongoing; The City continues to monitor residential development. Council approved Resolution No. 2 annexation of 64.76 acres with 5 acres designated HDR and the balance of MDR on September 25, 2024. The approved Resolution No. 24-78 (initial annexation of 9.69 acres designated September 25, 2024.
Water and Sewer 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.	Adopt a policy by July 2025.	Ongoing; The City plans, budgets, implements capital improvements to wastewater systems to ensure service developments, with priority given to developments that include housing units.
Location of Sites	Pursuant to Government Code Section 65583.2(c), the city will allow by-right development (without discretionary action) for projects proposing 20 percent of the units affordable to lower-income households on any non-vacant sites identified in the prior 5th Cycle Housing Element or vacant site identified in two or more consecutive planning periods (4th and 5th cycle). These provisions apply to Three parcels in site U-1 (APNs 02303039, 02303041, and a portion of 02303044S). The City will continue to monitor sites moving forward.	These provisions shall take effect upon adoption of the Housing Element.	Ongoing; Site U-1 is zoned R-3 (mixed residential; maximum density of 24

Affordable Lives	<p>The City continues to need 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, and persons experiencing homelessness. 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 populations and take all actions necessary to expedite processing of such projects; Identify candidate sites for affordable housing projects on an annual basis and proactively conduct outreach to local developers regarding these sites; 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, such as the area west of South Madera Avenue, and areas with higher median incomes to reduce potential for future concentrations of poverty and to improve access to resources; When affordable projects in higher-resource areas become available, such as projects on the city's west side, require expanded marketing activities that include areas outside the neighborhood and in lower-resource areas such as the city's east side to facilitate housing mobility for lower-income households; Reach out to religious institution site owners or operators within one year following Housing Element adoption to inform them of their reduced development barriers under AB 1851 to encourage the development of new affordable housing and promote housing mobility. Following this outreach, the City will provide mailed notifications to the owners within six months of the adoption of any new State legislation that reduces barriers to development of religious institution sites. Conduct additional, targeted outreach each year to religious institutions on the city's west side, including information such as examples of successful housing projects developed on religious sites, to promote housing mobility and to facilitate the development of additional affordable housing opportunities in this higher-resource area.</p>	<p>Ongoing, as projects are processed by the City. Annually apply for funding and engage with Central Valley Regional Center at least every two years. Targeted marketing in lower-resource areas when affordable projects in higher-resource areas are being leased up. Outreach to religious institution site owners regarding AB 1851 within one year of adoption, and additional outreach within six months of the adoption of any relevant State legislation. Conduct annual outreach to religious institutions on the city's west side. Conduct annual outreach to developers on candidate sites for affordable housing.</p>	<p>Ongoing; The City will continue to coordinate with all parties identified in the Housing Element regarding affordable housing incentive opportunities.</p>
Farmworker	<p>The farming industry is the foundation of the county's economy. According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture, 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 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 also identify potential funding opportunities to provide housing vouchers or other forms of rental assistance with an emphasis on addressing housing needs during the off-season for seasonal workers. The City will also provide information on its website related to the Low-Income Weatherization Program (LIWP) of the California Department of Community Services and Development, and specifically its Farmworker Housing Energy Efficiency & Solar PV program. This program provides eligible low-income farmworker households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. 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 incentives are effective in facilitating the provision of farmworker housing. The City will make necessary changes to enhance opportunities and incentives for farmworker housing development as needed. Through proactive code enforcement the City will connect property owners of farmworker housing with rehabilitation resources (see Program 26) such as the Fresno County Rental Rehabilitation Program (see Program 25).</p>	<p>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. Annually review the availability of funding opportunities to provide housing vouchers or other forms of rental assistance and apply as opportunities arise. Put LIWP information on the City website by June 2024. At least twice during the planning period, identify opportunities for farmworker housing development and conduct outreach to developers about these opportunities.</p>	<p>Ongoing; The City continues to support developments that provide farmworker housing.</p>
Farmworker Housing	<p>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.</p>	<p>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.</p>	<p>Ongoing; The City did not process housing projects during the reporting period. City continues to support developments that provide farmworker housing.</p>
Extremely Low-Income	<p>Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. As part of Program 165, City will define and permit single-room occupancy (SRO) units, which are often more affordable to those with extremely low incomes. 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.</p>	<p>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; review and prioritize local funding at least twice in the planning period; and support expediting applications on an ongoing basis.</p>	<p>Ongoing; The City did not process housing projects during the reporting period. City Council adopted the amended SRO Ordinance on May 22, 2024, which permits SRO units in transitional and supportive housing zones.</p>
Preservation of Units	<p>Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Kerman. The City must guard against the loss of housing units available to lower-income households. As of September 2022, there are no affordable that are considered at risk of conversion to market rate in the next 10 years. For complexes at risk of converting to market rate, the City shall: Contact property owners of units at risk of converting to market-rate housing 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; 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.</p>	<p>Annually monitor units at risk of converting; coordinate noticing as required per California law.</p>	<p>Ongoing; No affordable housing units converted during the reporting period.</p>

omote and Is/ory Units	An accessory dwelling unit (ADU), sometimes called a "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. ADUs can be an important source of affordable housing given that they typically are smaller and have no associated land costs. The City will encourage the construction of ADUs, particularly in predominantly single-family neighborhoods with higher median incomes, such as the area south of West Kearney Boulevard and west of South Madera Street, through the following actions, which are aimed at providing an increased supply of affordable units throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households: Provide pre-approved ADU plans at varying square footages (two plans are under 500 square feet), which will limit or eliminate fee costs; Continue to implement the public education program advertising the opportunity for ADUs by annually updating informational handouts and brochures about ADUs that are available on the City's website and at the public counter, or as needed to reflect changes in State law; Continue to provide standard plans for streamlined permitting. 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, newsletter, and direct mailing; By December 2024, identify additional 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.	Advertise pre-approved plans annually, update ADU materials annually, or as needed to reflect changes in State law, and identify incentives for construction by December 2024.	Ongoing; The City adopted the Pre Accessory Dwelling Unit (ADU) State Program and Homeowner's Guide ADU Program provides three pre-a standard plans for property owners streamline permitting. ADU referen are available to the public.
placement	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.	Ongoing; the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.	Ongoing; The City did not process developments on sites that were or restricted for the use of lower-incor during the reporting period.
ousing for a is/New y	The City will work with developers to encourage, promote, and facilitate a variety of housing types including but not limited to small lot development, multifamily housing units, single family homes with ADU conversion floorplans, multigenerational housing products, and medium density housing products such as duplexes, triplexes, and townhomes, apartment buildings. The City will also amend the zoning ordinance to require that subdivisions over 200 units include a minimum percentage of units that provide for alternate housing options, such as JADUs, or multigenerational housing types. The City will target development of a variety of housing types in new growth areas (specifically on the west side of the City), 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.	Work with developers as project are submitted to encourage and promote a variety of housing types and amend the Zoning Ordinance by June 2025 to require that subdivisions over 200 units include a minimum percentage of units that provide for alternate housing options, such as JADUs, or multigenerational housing types.	Ongoing; The City encourages dev provide a variety of housing types \ developments. The Whispering Fal approved in 2024 is a prime examp family homes consisting of three ty loaded single-family homes, 2) sing cluster homes, and 3) wide shallow homes. The Project also includes a designated for multi-family units.
ocal Labor	The City will establish and post a list of local labor unions and apprenticeship programs on the City's website and encourage developers and contractors to hire local labor.	Establish a list by June 2024, biannually update the list or upon requests from the local unions.	Ongoing; The City continues to sup of local labor.
zoning Code	The City will amend the Municipal Code to address the following development standards and barriers to specialneeds housing opportunities: 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 lowerincome units by providing information through a brochure in City buildings and on the City's website; Accessory Dwelling Units: Amend the Zoning Code 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. Streamline ADU development processes. Amend the Zoning Code to clarify existing language to ensure consistency between "secondary residential unit" and "accessory dwelling unit" regulations, and ensure use of the term "accessory dwelling unit" throughout the Zoning Code; Emergency Shelters: Develop managerial standards for emergency shelters and define parking standards that will 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, amend the definition of emergency shelters to include interim interventions and allow emergency shelter uses by right in the R-3 zone 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 quickly obtain permanent housing by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 15662; AB 101); Residential Care Facilities: Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 156.08.0831, and allow residential care facilities, regardless of size, in alzones that permit residential uses of the same type, in accordance with the City's definition of family; Employee and Farmworker Housing: Permit employee housing that serves six or fewer persons in the MU, OD, and GC zones in the same manner as other single-family structures of the same type (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; Transitional and Supportive Housing: Ensure consistency across the Zoning Code to permit transitional housing and supportive housing as residential uses only subject to the 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); Multifamily Projects: Clarify permit requirements for multifamily projects with 41 or more units and without 20 percent of units affordable to lower-income households.	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.	Completed; The City Council adopt amended Zoning Code on May 22, addressing the Program requireme
JP r Multifamily	The City requires a conditional use permit for mixed-use developments, all multifamily residential developments larger than 40 units, and all multifamily developments in the MU, PA, GC, and -SD zones. While this has not been a constraint on the development of housing in recent years, and several affordable multifamily projects have been approved, the City will continue to monitor the CUP requirement for multifamily development with 41 units or more in the PA and SD zones, including tracking the time and cost associated with processing use permits for housing projects., and. Additionally, the City will remove the CUP requirement in the R-3, MU, and GC zones to ensure it does not constrain mixed-use and multifamily development. Additionally, to facilitate development in the MU zone, the City will remove the three-acre mini	Ongoing. Report on the monitoring program annually in the annual report to the City Council and HCD. If the CUP is identified as a constraint to housing development proposed with 41 units or more, identify ways to streamline the approval process or remove the CUP within six months. Remove the CUP requirement in the R-3, MU, and GC zones and remove the three-acre minimum lot size in the MU zone by December 2024.	Ongoing; The City did not approve during the reporting period.
seasonable ns and jn	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 senior 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 capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical or developmental disabilities; Consider adopting an Administrative Modification process to accommodate a minor reduction in required parking standards for senior-citizen and other qualified multifamily development projects as an incentive to encourage and allow nonprofit developers to construct more affordable units or deeper affordability. Moreover, by allowing such modifications through an administrative process, the requirement for making variance findings and conducting a public hearing would be eliminated, thereby reducing the time and cost for project processing.	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.	Completed; The City Council adopt amended Zoning Code on May 22, addressing the Program requireme

Lot Consolidation	To create additional opportunities for infill development and affordable housing, the City will help to facilitate lot consolidations to combine small lots identified as part of a larger site in the Housing Element into larger developable lots for housing. 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 for developers. As developers and owners approach the City with interest in 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.	Meet with developers and property owners starting in 2024 and annually thereafter. Based on the meetings with developers and property owners, add incentives as appropriate within six months, and again each year after every annual meeting occurs. Ongoing: Support consolidation as applicable housing applications are received; pursue grant funding during planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.	Ongoing: The City continues to pro Underutilized Site 2 for lot consolid development by meeting with and ; information to, interested develop
Lot Splits	To create additional opportunities for infill development and affordable housing, the City will help to facilitate lot splits to divide lots identified as part of a larger site in the Housing Element into smaller developable lots for housing, enabling more projects to reach the City's maximum of 100 units per project. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot splits to accommodate affordable housing units and consider additional incentives for developers. As developers and owners approach the City with interest in lot splits for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, 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.	Meet with developers and property owners starting in 2024 and annually thereafter. Based on the meetings with developers and property owners, add incentives as appropriate within six months, and again each year after every annual meeting occurs. Ongoing: Support lot division as applicable housing applications are received; pursue grant funding during planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly	Ongoing: The City continues to sup divisions as development applicat received.
Monitoring of development	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.	Meet with multifamily developers by December 2024 and revise fees, if necessary, by December 2025. Review fees annually	Ongoing: The City continues to mo related development fees. The City received any feedback from devel that the City's fees constrain devel
Preliminary Application Form (SB 330) and Approval (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 streamlined 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.	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	Ongoing: The City allows develop development documents for prelim and is available to meet with devel discuss proposed developments.
Objective 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.	Adopt objective design standards by December 2025 and implement thereafter.	Ongoing: The City Council adopted Zoning Code on May 22, 2024, incl Unit Dwelling Objective Design Sta Standards for single-family and mix residential developments will be in future amendment.
Fresno County Homeowner Assistance Program	This program provides loans to qualifying homeowners, including owners of mobile or manufactured homes, in the unincorporated county and participating cities for the improvement of their homes. The City of Kerman is a participating jurisdiction. Eligible improvements include energy-efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications to reduce displacement risk and facilitate place-based revitalization. Loan terms under this program vary according to household income and the improvements and repairs that are needed. Provide information regarding home rehabilitation programs in English and Spanish to residents to encourage place-based revitalization. The City will: Promote available housing rehabilitation resources on the City's website and at public counters; Conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units, such as the neighborhood south of W. Kearney Boulevard between S. Del Norte Avenue to the west and S. 9th Street to the east; Refer interested households to County program; Target promotion in areas of need to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community, including through the City's newsletter.	Update materials every other year, or as new information is provided by the County, and send out targeted promotion annually	Ongoing: The City participates with County Housing Assistance Rehab Program and has informational res available to the public. Interested p referred to Fresno County.
Fresno County Rental Rehabilitation Program	This program provides no-interest loans to qualifying property owners in the unincorporated county and participating cities for making improvements to their rental properties to reduce displacement risk for renters. The City of Kerman is a participating city in the RRP and provides information to property owners. Eligible improvements include repairing code deficiencies; completing deferred maintenance; lead-based paint and asbestos abatement; heating, ventilation, and air conditioning (HVAC) repairs; energy-efficiency upgrades; accessibility modifications; and kitchen and bathroom upgrades. Provide information regarding home rehabilitation programs in English and Spanish to residents to encourage place-based revitalization. The City will: Promote available housing rehabilitation resources on the City's website and at public counters; Refer interested property owners to County program; Target promotion in areas of concentrated renter households or older housing stock to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community. Promotion will include mention in the City's newsletter. Additional targeting to owners of housing that serves farmworkers to improve housing conditions for this segment of the community.	Update materials every other year, or as new information is provided by the County, and send out targeted promotions annually.	Ongoing: The City participates with County Rental Rehabilitation Prog. informational resources available to Interested parties are referred to Fi
Code Enforcement	The Community Development Department's Code Enforcement Division with assistance from the Building Division and the Fire District will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. The Code Enforcement Division 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 placebased revitalization and assist in reducing displacement risk for residents by improving living conditions and enabling them to remain in their home and community. Provide information regarding home rehabilitation programs in English and Spanish to residents to encourage place-based revitalization. Additionally, conduct proactive code enforcement in housing that serves farmworkers in order to ensure rehabilitation resources are reaching these communities, and to gather more information about housing rehabilitation needs in this part of the community.	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.	Ongoing: The City continues to use enforcement and substandard abat processes to bring substandard ho compliance with applicable codes. enforcement refers parties to Fres regarding housing rehabilitation pr appropriate.

Fresno County Housing Assistance	<p>City of Kerman 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 post the program on the City's website. Kerman 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 3 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.</p>	<p>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 with the goal of reaching at least 500 households each instance of outreach, plus additional outreach on the east side of the city in the alternate years with the goal of reaching an additional 200 households</p>	<p>Ongoing; The City participates with County Homebuyer Assistance Program. Interested parties are referred to Fresno County CalHFA resources are also made available to the public.</p>
Energy	<p>The City will continue to promote energy conservation in housing development and rehabilitation: 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 innovative in designing energy-efficient homes and improving the energy efficiency for new construction.</p>	<p>Make information easily available on the City's website and at public facilities by June 2025.</p>	<p>Ongoing; The City will work on promoting energy conservation resources and rehabilitated developments, via information on the website and counters.</p>
Housing Resources	<p>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 web page 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. Additionally, provide information on source of income discrimination as part of this outreach. Target outreach in higher-opportunity areas, such as the city's west side, to promote mobility for lower-income households; Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.</p>	<p>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. Conduct outreach to property owners and landlords at least annually.</p>	<p>Ongoing; The City will make Housing Choice Voucher informational resources available to the public. Interested parties are referred to Fresno Housing Authority.</p>
Housing Monitoring	<p>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.</p>	<p>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.</p>	<p>Ongoing; The City continues to coordinate with local agencies and jurisdictions regarding fair housing issues and the development of informational materials for outreach referred to the Fresno Housing Authority.</p>
Improve Resources	<p>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 to 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 FCRTA 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 with the goal of reaching at least 100 community members with this information; 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. On an annual basis, pursue funding for projects from the Capital Improvement Plan, particularly those located in moderate-resource areas, including, but not limited to: o Eastside Community Park o Vineland Avenue Street Rehabilitation o Safe Routes to School The City will target implementation of at least one improvement per year, as funding allows, prioritizing projects in the moderate-resource areas on the east and southeast side of the city; By December 2024, 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 (see Program 32 for additional actions on flood risk mitigation); On an annual basis, review available funding opportunities and apply for funding an average of once per year, as funding is available, in order to improve active transportation, transit, and parks infrastructure, prioritizing projects on the city's east and southeast sides. Implement projects as funds are received; Ensure program availability and funding announcements are made available in Spanish, and translation is available at public meetings on an ongoing basis; Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and agricultural uses and highways; working with developers as projects are proposed to mitigate impacts associated with emissions from agricultural industries and traffic; and facilitating access to healthy outdoor spaces. Complete this evaluation by December 2026. Include at least one project to reduce exposure to pollutants for new lower-income housing on the City's Capital Improvement Plan within the planning period; Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier to student achievement. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (not including projects that are exclusive to senior residents) with the goal of connecting at least 25 district households with affordable housing opportunity. 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. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the City will work with the district to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for support relevant funding applications at least once during the planning period; Recruit at least two community members from the city's east side, residents of affordable housing, and/or from farmworker communities to serve on local decision-making bodies such as boards, committees, or task forces as opportunities become available to promote place-based revitalization.</p>	<p>Refer to each bulleted action for specific time frames</p>	<p>Ongoing; The City continued the development of the Safe Routes to School and ADP Plan to define any needs for improvements. The City has completed the Eastside Community Park and the construction contract for Eastside Park (Hart Ranch Park). The City has identified funding opportunities continually. City Councilor 2 (east side of the City) was elected to the City Council in 2024.</p>

Environmental on	<p>The City will investigate the availability of additional funds and programs to mitigate risks related to flooding due to dam failure, such as funds to elevate houses above 100-year flood level, particularly for low-income households, or to provide information to homeowners about potential flooding risks, and will apply for funding at least once every other year. The City will apply for funds as funding opportunities become available and will provide information about flooding risks and available funding opportunities in both English and Spanish to promote placebased revitalization with the goal of distributing this information to 100 households citywide, 60 percent of which will be on the city's east side. To address air quality concerns in the city, the City will also partner with the San Joaquin Valley Air Pollution Control District (Valley Air District) to complete the following actions: Review funding opportunities from the San Joaquin Valley Air Pollution Control District (Valley Air District) on an annual basis; As funding is available, at least once every other year, pursue funding from the Valley Air District to fund projects such as: Bike paths near schools, the library, and shopping areas, particularly on the east side of the city; Plug-in electric vehicle chargers on in City-owned land Conduct outreach to owners of multi-family housing buildings at least twice during the planning period to support interested owners with funding applications for EV charging grants from the Valley Air District. Conduct one additional round of outreach during the planning period for multifamily buildings on the east side of the city. Review other state and federal funding opportunities on an annual basis. As funding opportunities become available, pursue partnerships with community organizations, regional programs, or local businesses such as Green Rafters or Mid Valley Disposal to support funding applications for investment in green vehicles and infrastructure, prioritizing opportunities that would serve special needs groups and residents of areas of worse environmental outcomes, such as the east side of the city. Provide technical assistance and/or letter or support for at least one funding application during the planning period.</p>	<p>Annually review funding opportunities. Apply as funding opportunities become available.</p>	<p>Ongoing; The City continues to monitor funding opportunities.</p>

Jurisdiction	Kerman	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Jurisdiction	Kerman	
Reporting Period	2024	31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ¹ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Kerman	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing development meet the requirements described in Government Code 65400.2(b).

Jurisdiction	Kerman	NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting period.	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	(Jan. 1 - Dec. 31)		
Period	6th Cycle	12/31/2023 - 12/31/2031	

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Jurisdiction	Kerman	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024	(Jan. 1 - Dec. 31)	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

For Fresno County jurisdictions, please format the APN's as follows: 999-999-99XX

Table H
Locally Owned Surplus Sites

Jurisdiction	Kerman	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F).

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.

Jurisdiction	Kerman	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

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Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Kerman
Reporting Year	2024 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)**

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		281
Total Units		281

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		55
Total Units		55

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		32
Total Units		32