



CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, March 25, 2026 at 6:00 PM

City Hall, 850 S. Madera Avenue, Kerman, CA 93630

LEVINE ACT CONTRIBUTION PROHIBITIONS AND MANDATORY DISCLOSURE. The Political Reform Act in Govt Code Section 84308 restricts campaign contributions over \$500 to a decision-making public official from a party or participant or their agent in a proceeding involving a contract, license, permit or entitlement for use. The Act requires disclosure of the contribution and recusal where a decision-maker has received \$500 or more from a party or participant to a proceeding in the prior 12 months. Participants and agents are required to make this disclosure as well.

A Council Member's disclosure should be made when the agenda item is called and must include the name of the party, participant, or agent, and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made.

CONFLICT OF INTEREST DISCLOSURES AND RECUSAL. City Council Members with a conflict of interest under the Political Reform Act are required to make disclosure when the item is called and recuse themselves.

1. OPENING CEREMONIES

- A. Call to Order
- B. Roll Call
- C. Invocation
- D. Flag Salute

2. AGENDA APPROVAL/ADDITIONS/DELETIONS

To accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed.

3. PRESENTATIONS/CEREMONIAL MATTERS

- A. Presentation - Better Roads & Safe Streets Transportation Measure
- B. Presentation - Fresno State Transportation Institute

4. **PUBLIC FORUM** *(for matters not on agenda)*

This portion of the meeting is reserved for members of the public to address the Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Council on items on the Agenda should notify the Mayor when that Agenda item is called, and the Mayor will recognize your discussion at that time. It should be noted that the Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

5. **CONSENT CALENDAR**

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. **SUBJECT:** Minutes - March 11, 2026 & March 18, 2026

RECOMMENDATION: Council approve minutes as presented.

B. **SUBJECT:** Warrants (JA)

1. Nos. 34180-34308 \$497,246.64 ACH \$133,532.64.

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented.
(Pursuant to Government Code 37208)

C. **SUBJECT:** Payroll (JA)

2/15/26 to 2/28/26: \$276,294.85; Retro Pay & Other: \$1,353.06; Overtime: \$7,286.65; Holiday: \$2,521.81; Standby: \$2,024.01; Comp Time Earned: 70.16

RECOMMENDATION: Council approve payroll as presented.

D. **SUBJECT:** Agreement with Family Healing Center (SW)

RECOMMENDATION: Council by motion adopt Resolution approving Memorandum of Understanding with Family Healing Center.

E. **SUBJECT:** Resolution Accepting the Well No. 14 Emergency Generator Project and Authorizing Filing of the Notice of Completion (JG)

RECOMMENDATION: Council by motion adopt the resolution accepting the Well No. 14 Emergency Generator Project and authorizing the City Engineer to record the Notice of Completion.

- F. **SUBJECT:** Award of Contract for the Kearney Boulevard Pedestrian Crossing Improvements Project to Dave Christian Construction Co., Inc. (JG)

RECOMMENDATION: Council by motion adopt the resolution:

1. Awarding the Kearney Boulevard Pedestrian Crossing Improvements Project to Dave Christian Construction Co., Inc. in the amount of \$191,955.75; and
2. Authorizing a 10% construction contingency in the amount of \$19,200.00; and
3. Authorizing the City Manager to sign the construction contract on behalf of the City; and
4. Authorizing the City Manager to sign change orders, up to the additional contingency amount, on behalf of the City.

6. **PUBLIC HEARINGS** - None.

7. **DEPARTMENT REPORTS**

- A. **SUBJECT:** Mid-Year Budget Status Report Fiscal Year 2025/2026 (JA)

RECOMMENDATION: Council review the Mid-Year Budget Report and approve resolution adopting revisions to the Fiscal Year 2025/2026 Budget.

- B. **SUBJECT:** General Plan and Housing Element 2025 Annual Progress Report (JJ)

RECOMMENDATION: Council by motion adopt a resolution accepting the General Plan and Housing Element 2025 Annual Progress Report and authorizing submittal to the Governor's Office of Land Use and Climate Innovation and the California Department of Housing and Community Development.

8. **CITY MANAGER/STAFF COMMUNICATIONS**

9. **MAYOR/COUNCIL REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

(This portion of the meeting is reserved for the Mayor and Council Members (i) to make brief reports on boards, committees, and other public agencies, and at public events, (ii) to request updates, (iii) to initiate future agenda items at the request of a Council Member, and (iv) to take action on matters initiated under this section of the agenda items. Under this section the Council may take action only on items specifically agendaized and which meet other requirements for action.)

10. **CLOSED SESSION** - None.

11. **ADJOURNMENT**

NOTICE OF AVAILABILITY OF AGENDA MATERIALS: Any writings or documents provided to a majority of the City Council within 72 hours of the meeting regarding any item on this agenda will be made available for public inspection at the City Clerk's Office located at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.gov.

ADA Compliance and Reasonable Accommodation. The Council has adopted a Reasonable Accommodation Policy, which is available on the City website at www.cityofkerman.gov or upon request by emailing the City Clerk at publicmeeting@cityofkerman.gov or calling (559) 550-1414. The Policy provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. If you need assistance in order to attend this Council meeting or require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the Council, please contact the City Clerk at (559) 550-1414 or email at publicmeeting@cityofkerman.gov so such aids or services can be arranged. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation. The meeting room is accessible to persons with physical disabilities.

AGENDA POSTING CERTIFICATION

I, Dalia Santana-Zamudio, Deputy Clerk for the City of Kerman, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Kerman Council Chambers at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.gov.

Date: March 20, 2026 /s/ Dalia Santana-Zamudio, Deputy Clerk



CITY COUNCIL REGULAR MEETING MINUTES
Wednesday, March 11, 2026 at 6:00 PM
City Hall, 850 S. Madera Avenue, Kerman, CA 93630

1. OPENING CEREMONIES

- A. Call to Order – **6:01 p.m.**
- B. Roll Call – **All members present.**
- C. Invocation – **A moment of silence was observed.**
- D. Flag Salute – **Performed.**

2. AGENDA APPROVAL/ADDITIONS/DELETIONS

Motion made by Mayor Pro Tem Yep, Seconded by Councilmember Herrera.

Ayes: Yep, Herrera, Hall, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passed 5-0-0-0.

3. PRESENTATIONS/CEREMONIAL MATTERS

- A. Proclamation - Women's History Month – **Presented.**
- B. Government Finance Officers Association (GFOA's) Distinguished Budget Presentation Award.
- **Presented to City staff's Finance Department.**
- C. Proclamation - American Red Cross Month
- **Presented to Lori Wilson, Executive Director for the American Red Cross**
- D. Presentation by "Fix our Roads" Coalition Regarding Proposed November 2026 Ballot Measure
- **Presentation by Tony Boren**

4. PUBLIC FORUM – None.

5. CONSENT CALENDAR

- A. **SUBJECT:** Minutes - February 25, 2026

RECOMMENDATION: Council approve minutes as presented.

- B. **SUBJECT:** Warrants (JA)

1. Nos. 34091-34179 \$403,498.90 ACH \$127,162.87.

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented.
(Pursuant to Government Code 37208)

- C. **SUBJECT:** Payroll (JA)

2/1/26 to 2/14/26: \$268,645.37; Retro Pay & Other: \$154.12; Overtime: \$7,068.30; Holiday: \$0.00; Standby: \$1,874.26; Comp Time Earned: 151.74

RECOMMENDATION: Council approve payroll as presented.

- D. **SUBJECT:** Development Impact Fees Annual Report (AB1600) (JA)

RECOMMENDATION: Council to review and approve the Development Impact Fee Annual Report for FY 2025. – **Res.26-10**

- E. **SUBJECT:** Observance of Cesar Chavez Birthday (JAJ)

RECOMMENDATION: Council by motion approve the change of date to observe City-approved holiday in honor of Cesar Chavez.

Motion made by Mayor Pro Tem Yep, Seconded by Councilmember Hall.

Ayes: Yep, Hall, Herrera, Dhaliwal, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passed 5-0-0-0.

6. PUBLIC HEARINGS – None.

7. DEPARTMENT REPORTS

- A. **SUBJECT:** Approval of the Safe Routes to School (SRTS) and American with Disabilities Act (ADA) Transition Plan (JG)

RECOMMENDATION: Council adopt the resolution approving the Safe Routes to School (SRTS) and American with Disabilities Act (ADA) Transition Plan. – **Res. 26-11**

Presentation by Melissa Estrada from GHD.

Motion made by Councilmember Herrera, Seconded by Mayor Pro Tem Yep.

Ayes: Herrera, Yep, Dhaliwal, Hall, Pacheco

Noes: None

Abstain: None

Absent: None

Motion passed 5-0-0-0.

8. CITY MANAGER/STAFF COMMUNICATIONS

9. MAYOR/COUNCIL REPORTS/ANNOUNCEMENTS/FUTURE AGENDA ITEMS

Requests from the Council:

- 1. Bring back Gas Station, Grocery Store, and Carwash agenda items for discussion.**
- 2. Council Member Herrera requests a Cesar Chavez Proclamation at the next meeting.**
- 3. Mayor Pacheco requests staff to email the Council the Place Naming Policy for Parks.**

10. CLOSED SESSION – None.

11. ADJOURNMENT – 7:16 p.m.

MINUTES CERTIFICATION

I, Dalia Santana-Zamudio, Deputy Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at City Hall, 850 S. Madera Ave, Kerman, CA.

Date: March 12, 2026 /s/ Dalia Santana-Zamudio, Deputy Clerk



CITY COUNCIL SPECIAL MEETING MINUTES

Wednesday, March 18, 2026 at 5:30 PM

Kerman City Hall, 850 S. Madera Avenue, Kerman, CA 93630

1. AGENDA

- A. Call to Order – **5:44 p.m.**
- B. Roll Call – **All members present.**
- C. Pledge of Allegiance – **Performed.**
- D. City Council Workshop 2026 Work Plan Review, Prioritization, and Council Team Building and Goal Setting

Staff presented Council with a department review of current projects and work plans. Council provided suggestions and had an open discussion on Council team building and prioritization.

- E. Adjournment

Motion made by Councilmember Herrera, Seconded by Mayor Pro Tem Yep.

Ayes: Herrera, Yep, Dhaliwal, Hall, Pacheco

Noes: None

Absent: None

Abstain: None

Motion passes 5-0. Meeting adjourned at 8:23 p.m.

MINUTES CERTIFICATION

I, Dalia Santana-Zamudio, Deputy Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at City Hall, 850 S. Madera Ave, Kerman, CA.

Date: March 19, 2026 /s/ Dalia Santana-Zamudio, Deputy Clerk

Accounts Payable

Checks by Date - Summary by Check Date

User: VSandoval
 Printed: 3/17/2026 4:03 PM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
34180	11493	24 / 7 PET VETS	03/05/2026	257.40
34181	12537	AMERITAS GROUP INSURANCE CORP	03/05/2026	1,774.95
34182	12257	AMERITAS LIFE INSURANCE CORP- V	03/05/2026	1,054.96
34183	12938	AQUA PUMP AND MOTOR INC	03/05/2026	6,356.42
34184	UB*02063	MARY JO AVILA	03/05/2026	41.05
34185	11162	AWP SAFETY	03/05/2026	484.10
34186	11355	BADGER METER	03/05/2026	444.10
34187	12950	ISHVER BHAKTA	03/05/2026	143.79
34188	10617	C A REDING CO INC	03/05/2026	52.96
34189	UB*02066	DANIEL CALDERON	03/05/2026	12.10
34190	12315	CENTRAL CALIFORNIA SPCA	03/05/2026	153.00
34191	UB*02061	CHARITY PARTNERS LLC	03/05/2026	93.30
34192	10104	COMCAST	03/05/2026	498.48
34193	10826	CROWN SERVICES CORPORATION	03/05/2026	930.00
34194	UB*02062	GUILLERMO CRUZ GARCIA	03/05/2026	205.41
34195	11382	DATA TICKET INC	03/05/2026	62.92
34196	UB*02067	DELTA PROPERTY MANAGEMENT	03/05/2026	115.70
34197	10128	DEPARTMENT OF JUSTICE	03/05/2026	175.00
34198	10900	E & M INC	03/05/2026	520.00
34199	10162	FRESNO COUNTY TREASURER	03/05/2026	252.84
34200	UB*02073	ALEXIS GARCIA	03/05/2026	124.75
34201	UB*02064	CYNTHIA GARCIA	03/05/2026	204.76
34202	12947	NORMA GONZALEZ	03/05/2026	150.00
34203	11358	GREAT AMERICA FINANCIAL SERVICE	03/05/2026	348.98
34204	11468	GREEN HILLS NURSERY INC	03/05/2026	2,697.92
34205	10710	HACH COMPANY	03/05/2026	337.39
34207	10201	HORIZON	03/05/2026	1,194.20
34208	11923	JOE A GONSALVES & SON	03/05/2026	1,250.00
34209	11025	THERESA JOHNSON	03/05/2026	266.00
34210	UB*02060	JOSEPH CROWN CONSTRUCTION ANI	03/05/2026	11.42
34211	UB*02065	JOSEPH CROWN CONSTRUCTION ANI	03/05/2026	11.42
34212	11677	KINGS RIVER CASTING INC	03/05/2026	13,612.39
34213	10371	TIM J LAW	03/05/2026	800.00
34214	UB*02071	MATTHEW LAWSON	03/05/2026	326.41
34215	10250	LIEBERT CASSIDY WHITMORE	03/05/2026	97.00
34216	10252	LITHIA FORD OF FRESNO	03/05/2026	1,072.25
34217	12331	LOUS AUTO GLASS	03/05/2026	671.88
34218	12928	MALLORY SAFETY AND SUPPLY LLC	03/05/2026	899.98
34219	12948	CONNIE MELGOZA	03/05/2026	30.00
34220	11965	MISSION UNIFORM SERVICE	03/05/2026	322.32
34221	UB*02074	JUDY NAZAROFF	03/05/2026	35.92
34222	10282	OFFICE DEPOT	03/05/2026	489.01
34225	10289	P.G. & E.	03/05/2026	232.29
34226	11891	PACE SUPPLY	03/05/2026	335.78
34227	12523	PAMOIST PET HOSPITAL	03/05/2026	1,203.00
34228	10309	PROFORCE LAW ENFORCEMENT	03/05/2026	753.25
34229	12053	R & L MUSIC ENT	03/05/2026	225.00

				Section 5, Item B.
Check No	Vendor No	Vendor Name	Check Date	
34230	UB*02070	R & N PANCHAL DENTAL GROUP	03/05/2026	293.59
34231	10316	R G EQUIPMENT OF FRESNO INC	03/05/2026	2,152.88
34232	UB*02075	KAYLA & SAMUEL RIVAS	03/05/2026	136.31
34233	10324	RIVERSIDE NURSERY & LANDSCAPE	03/05/2026	983.11
34234	UB*02069	YESENIA RODRIGUEZ	03/05/2026	31.11
34235	10332	SEBASTIAN	03/05/2026	2,110.69
34236	11114	SHERWIN WILLIAMS	03/05/2026	218.15
34237	10862	SIGNMAX	03/05/2026	253.97
34238	11650	SITEONE LANDSCAPE SUPPLY, LLC	03/05/2026	1,119.36
34239	12949	SPECTRUM ENERGY SOLUTIONS LLC	03/05/2026	8,500.00
34240	11907	SPRINGBROOK HOLDING COMPANY I	03/05/2026	1,836.00
34241	11460	SUPERIOR POOL PRODUCTS LLC	03/05/2026	398.30
34242	10357	TAYLOR MADE IRRIGATION	03/05/2026	12.67
34243	10363	THE BUSINESS JOURNAL	03/05/2026	4,275.00
34244	10365	THE RADAR SHOP INC	03/05/2026	2,162.00
34245	10168	UNITY IT	03/05/2026	6,604.27
34246	UB*02068	VALLEY WEST PROPERTIES	03/05/2026	41.05
34247	10399	VETERINARY MEDICAL CENTER	03/05/2026	52.00
34248	10406	WEST HILLS OIL INC	03/05/2026	2,074.42
34249	12344	WHITE CAP LP	03/05/2026	586.07
34250	UB*02072	OMAR PEREZ OR CITY OF KERMAN	03/05/2026	119.10
34251	UB*02059	SERGIO I MARQUEZ OR IVONE LIZBE	03/05/2026	64.76
Total for 3/5/2026:				75,356.61
ACH	10147	EMPLOYMENT DEVELOPMENT DEPA	03/06/2026	11,588.52
ACH	10517	FEDERAL TAXES PAYROLL	03/06/2026	67,950.26
ACH	10518	KERMAN POLICE OFFICERS ASSN	03/06/2026	732.75
ACH	10519	KERMAN MUNICIPAL EMPLOYEES AS	03/06/2026	262.50
ACH	10520	ICMA-RC	03/06/2026	4,234.56
ACH	10522	CALPERS	03/06/2026	48,764.05
Total for 3/6/2026:				133,532.64
34252	12169	SCOTT BISHOP	03/09/2026	243.00
34253	12952	JORDAN DOLZADELLI	03/09/2026	243.00
Total for 3/9/2026:				486.00
34254	11007	A & E INDUSTRIAL CLEANING EQUIP	03/12/2026	352.04
34255	11387	LUISA AGUIRRE	03/12/2026	600.00
34256	12544	AMERICAN PAVING CO	03/12/2026	35,000.70
34257	12538	AMERITAS GROUP INSURANCE CORP	03/12/2026	1,378.00
34258	12530	APOLLO HEALTH INC	03/12/2026	300.00
34259	10271	AVENU INSIGHTS & ANALYTICS	03/12/2026	578.81
34260	10061	BSK ASSOCIATES	03/12/2026	352.69
34261	10617	C A REDING CO INC	03/12/2026	142.29
34262	10064	CAL VALLEY PRINTING	03/12/2026	220.83
34263	10078	CALIFORNIA STATE DISBURSEMENT	03/12/2026	969.23
34264	12844	CALIFORNIA STATE DISBURSEMENT	03/12/2026	161.53
34265	10096	CHILDS AND COMPANY INC	03/12/2026	320.65
34266	12361	COASTAL MOUNTAIN ELECTRIC	03/12/2026	40,096.27
34267	12205	CONTEMPORARY SERVICES CORPOR	03/12/2026	475.00
34268	10108	COOKS COMMUNICATIONS CORP	03/12/2026	135.13
34269	11385	CORE & MAIN LP	03/12/2026	1,012.74
34270	10109	AUDITOR CONTROLLER/TREASURER	03/12/2026	221.00

				Section 5, Item B.
Check No	Vendor No	Vendor Name	Check Date	
34271	12521	EDIS	03/12/2026	16,558.22
34272	12831	ELITE CHARTERS & TOURS LLC	03/12/2026	1,590.00
34273	10157	FERGUSON ENTERPRISES INC	03/12/2026	304.71
34274	11550	FRESNO COUNTY SHERIFFS OFFICE -	03/12/2026	137.00
34275	10162	FRESNO COUNTY TREASURER	03/12/2026	26,375.57
34276	10440	GLASS CENTERS	03/12/2026	702.94
34277	11751	GOVERNMENT TRAINING AGENCY O	03/12/2026	674.00
34278	11358	GREAT AMERICA FINANCIAL SERVICE	03/12/2026	471.31
34279	10458	RAUL HERRERA	03/12/2026	250.00
34280	10514	ICAD INC	03/12/2026	818.75
34281	10222	JERRY'S AUTOMOTIVE	03/12/2026	230.00
34282	10252	LITHIA FORD OF FRESNO	03/12/2026	561.41
34283	10678	MAC'S EQUIPMENT INC	03/12/2026	270.23
34284	12928	MALLORY SAFETY AND SUPPLY LLC	03/12/2026	102.48
34285	10261	MID VALLEY DISPOSAL INC	03/12/2026	172,313.90
34286	11965	MISSION UNIFORM SERVICE	03/12/2026	1,663.18
34287	11209	DARREN MONTGOMERY	03/12/2026	440.00
34288	10265	MONTOY LAW CORPORATION	03/12/2026	5,954.00
34289	10282	OFFICE DEPOT	03/12/2026	798.81
34290	10286	O'REILLY AUTOMOTIVE INC	03/12/2026	2,131.85
34291	10289	P.G.& E.	03/12/2026	40,103.37
34292	12842	PRIMO BRANDS	03/12/2026	87.52
34293	12808	QUADIENT FINANCE USA INC	03/12/2026	744.90
34294	11772	RELIABLE TRANSLATIONS, INC	03/12/2026	704.37
34295	10319	RENO'S HARDWARE	03/12/2026	504.45
34296	11714	ROD CARSEY	03/12/2026	14,591.69
34297	12763	ROLLIN EE'S LLC	03/12/2026	100.00
34298	BP-ROTO	ROTO CO LLC	03/12/2026	22.00
34299	12923	RWE CLEAN ENERGY DCE OPERATIO	03/12/2026	10,087.87
34300	12475	SAN JOAQUIN PEST CONTROL	03/12/2026	133.00
34301	10337	SLUMBERGER LUMBER	03/12/2026	562.16
34302	10345	STATE OF CALIFORNIA	03/12/2026	50.00
34303	11971	SUNBELT RENTALS INC	03/12/2026	1,037.81
34304	11998	THE WATER CONNECTION INC	03/12/2026	16,000.00
34305	11502	TIREHUB LLC	03/12/2026	993.93
34306	10377	US POST OFFICE	03/12/2026	5,000.00
34307	12290	VERIZON	03/12/2026	1,610.75
34308	10406	WEST HILLS OIL INC	03/12/2026	14,404.94
Total for 3/12/2026:				421,404.03
Report Total (132 checks):				630,779.28

PAY PERIOD: February 15, 2026 - February 28, 2026

	Salary	RETRO PAY & OTHER	<u>OVERTIME</u>		<u>HOLIDAY at 1/2 TIME</u>		<u>STANDBY</u>		GROSS SALARY	COMP TIME EARNED
			Hours	Amount	Hours	Amount	Hours	Amount		
Grand Total	\$ 276,294.85	\$ 1,353.06	140.07	\$ 7,286.65	132.00	\$ 2,521.81	72.50	\$ 2,024.01	\$ 289,480.38	70.16



STAFF REPORT

MEETING DATE: March 25, 2026

PRESENTER: Steve Wilkins, Chief of Police

SUBJECT: Agreement with Family Healing Center (SW)

RECOMMENDATION: Council by motion adopt Resolution approving Memorandum of Understanding with Family Healing Center.

EXECUTIVE SUMMARY:

The City of Kerman has been in agreement with the Family Healing Center for Forensic Interviews-offered on call for all needed interviews including emergency, after hours, and weekends. Children and adults that have been victims of sexual assault and domestic violence, and those who have witnessed any form of a violent crime, the Deaf and Hard of Hearing community, and developmentally delayed. These victims and witnesses may require the expert assistance offered by Family Healing Center to aid the police in successful resolution to cases. The Family Healing Center provides expert court testimony, consultation, and training to the police department for a flat fee of \$1,000.00.

DISCUSSION:

The Police Department 2025-2026 Current Budget includes a \$1,000.00 flat fee for services to Family Healing Center. The cost remains the same for the 2026-2027 budget.

FISCAL IMPACT:

The costs remain the same as currently budgeted.

ATTACHMENTS:

A. Resolution w/Exhibit

Attachment 'A'

RESOLUTION NO. 26-__

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN
APPROVING AGREEMENT BETWEEN THE CITY OF KERMAN
AND FAMILY HEALING CENTER**

WHEREAS, the annual agreement between the City of Kerman (City) and the Family Healing Center provides needed law enforcement investigative support; and

WHEREAS, the City would like to continue this annual agreement for forensic interviews, expert witness court testimony, and training services as described in the attached **Exhibit 'A'**.

NOW THEREFORE, the City Council of the City of Kerman resolves as follows:

1. The foregoing recitals are true and correct.
2. The Council approves the 2026/2027 Agreement with Family Healing Center attached as **Exhibit 'A'** and authorizes the City Manager to sign the agreement on behalf of the City.
3. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 25th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Dalia Santana-Zamudio
Deputy Clerk

MEMORANDUM OF UNDERSTANDING

WHEREAS, The Family Healing Center and the Kerman Police Department have come together to collaborate and create a partnership to assist victims of Sexual Assault, Child Abuse and Domestic Violence, and

WHEREAS the partners herein desire to enter into a Memorandum of Understanding setting forth the services to be provided by the partnership; and

WHEREAS the MOU prepared and approved by the partners may be used to be submitted at any time during the life of the agreement as part of an RFP for grant funding, and

WHEREAS this MOU is in effect from *April 1, 2026 through March 31, 2027*, or until the end of the current Cal OES Grant cycle should it be extended.

I) Description of Partner Agencies

The Family Healing Center has been assisting victims of domestic violence and sexual assault since 2011. The agency uses a multidisciplinary team approach by combining law enforcement, district attorney's office, forensic interviewers, therapy and counseling, forensic nursing through a separate contract or MOU with Central Valley Forensic Nursing Specialists Inc. (herein after referred to as CVFNS), and advocacy all in one abuse center.

The Kerman Police Department is responsible for ensuring the safety of the individuals in their cities. The agencies provide routine law enforcement duties such as being proactive in deterring crime and proactive in investigations, follow-ups, and arrest.

II) History of Relationship

The Kerman Police Department has been assisting the victims of domestic violence and sexual assault by referring individuals and families to the Family Healing Center. The Kerman Police Department Sexual Assault Unit routinely utilizes the services primarily for Forensic Interviews of victims and witnesses and referring victims and their families for therapeutic counseling services. Forensic Sexual Assault Examinations conducted by CVFNS via a separate MOU or contract. Consequently, their relationship has helped the victims by providing needed services.

III) Roles and Responsibilities

NOW, THEREFORE, it is hereby agreed by and between the partners as follows:

The Family Healing Center will work collaboratively with the Kerman Police Department to assist victims of domestic violence and sexual assault. The Family Healing Center will work with men, women and children who are survivors of sexual and physical abuse through a multidisciplinary team approach. The agency will be utilized combining law enforcement, district attorney's office, forensic interviewers, therapy and counseling services, forensic nursing through CVFNS, and advocacy all in one center. The goal is to optimize outcomes for the victims by providing all assessments and treatment services in one supportive environment.

The Kerman Police Department will work on investigation, follow-up interviews, and arrest of the perpetrators. They are the first line of contact in the chain of support services that the victim(s) will receive. The Kerman Police Department will be responsible for referring victims to the Family Healing Center for services; these services will include but are not limited to;



MEMORANDUM OF UNDERSTANDING

- ☐ Forensic Interviews-offered on call for all needed interviews including emergency, after hours and weekends. Children and adults that have been victims of sexual assault and domestic violence and those who have witnessed any form of a violent crime, the Deaf and Hard of Hearing community, and developmentally delayed. A Spanish speaking interpreter is also available as needed. **Cost for these services is paid for through a grant from Cal OES from April 1, 2026 through March 31, 2027 and any grant extension or subsequent grant for the same services.**
- ☐ The grant does not reimburse for Expert Court Testimony, Law Enforcement Consultation, Prevention Training and Education, Mandated Reporter Training, or other Roll Call Training requested by Law Enforcement. These are all necessary in order to ensure consistency in the MDIC process and to continue Team efficiency and proper victim care. We also try to maintain our availability as a 24/7 operation, which requires maintaining a high level of protection and security for our staff, your victims and staff if they are required to need our services after hours. This is provided for a flat rate of **\$1,000** for the fiscal year 2026-2027 as indicated.
- ☐ If victims or victim's family members require counseling or therapeutic intervention (individual, group or family) services will be provided on site by expert Family Healing Center staff. Referrals for legal assistance or court accompaniment will be provided to victims of domestic violence, dating violence, sexual assault, human trafficking and stalking with no restriction on age. **These services also paid for through a grant from Cal OES or funding through the VOCA from April 1, 2026 through March 31, 2027.**
- ☐ If victims require a Forensic Medical Evidentiary Exam one can be provided on site 24/7 by Central Valley Forensic Nursing Specialists, Inc. (CVFNS). **This service requires a separate contract or MOU with CVFNS and will be conducted at the discretion of the Law Enforcement agency.**

IV) Timeline

The roles and responsibilities described above under this Memorandum of Understanding will commence on the date the MOU is signed and continue until March 31, 2027.

V) Commitment to Partnership

- 1) The Partnership service area includes the incorporated areas of the City of Kerman.
- 2) The partners agree to collaborate and provide service/assistance as described in the MOU to victims of domestic violence, child abuse and sexual assault.
- 3) Compensation under this MOU is defined in section III. All MDIC's are paid for by a grant from Cal OES from April 1, 2026 through March 31, 2027. This does not include the 20% match required for the grant. In the event the grant is extended this MOU will be extended for the life of the grant. If a subsequent grant or different grant is acquired a new MOU will be required with the new or different grant information. This is subject to change based on any subsequent RFP's, grant funding opportunities or contracts. Changes to this effect will be appropriately considered and ratified through agency council and or boards.



VI) Severability

The provisions of the MOU are severable with 30-day notice of either party. The invalidity or unenforceability of any one provision in this MOU shall not affect the other provisions.

VII) Entire MOU

It is mutually understood and agreed that the foregoing constitutes the entire agreement between the parties as to the subject matter hereof. Any modifications or amendments to this MOU must be in writing and signed by authorized agent of each party within 30 days of said modification or amendment.

Indemnity for Professional Liability

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend, and hold harmless the City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs, and expenses, including legal counsel's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error, or omission of Consultant, its officers, agents, employees, or Subconsultants (or any Agency or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

Indemnity for Other Than Professional Liability

Other than in the performance of professional services and to the full extent permitted by law, Consultant shall indemnify, defend, and hold harmless the City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including legal counsels fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the negligent performance of this Agreement by Consultant or by any individual or Agency for which Consultant is legally liable, including, but not limited to, officers, agents, employees, or subcontractors of Consultant.

Insurance Requirements

Without limiting Consultant's indemnification of the City, and prior to commencement of Work, Consultant shall obtain, provide, and continuously maintain at its own expense during the term of this Agreement, and shall require any subconsultants to obtain and maintain, policies of insurance of the type and amounts described below and in a form satisfactory to the City.

- a. Workers' Compensation. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least one million dollars (\$1,000,000)). Consultant shall submit to the City, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of the City, its officers, agents, employees, and volunteers.
- b. General Liability. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, or equivalent, in an amount not less than one million dollars (\$1,000,000) per occurrence, two million dollars (\$2,000,000) general aggregate, for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. General liability policies shall provide or be endorsed using Insurance Services Office forms CG 20 10 to provide that the City and its officers, officials, employees, and agents shall be additional insureds under such policies.
- c. Automobile Liability. If Consultant (or subconsultants) utilizes automobiles in the performance of services under this agreement, Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than one million dollars (\$1,000,000) combined single limit for each accident.
- d. Professional Liability (Errors & Omissions). Consultant shall maintain professional liability insurance that insures against professional errors and omissions that may be made in performing

the Services to be rendered in connection with this Agreement, in the minimum amount of one million dollars (\$1,000,000) Per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this agreement, and Consultant agrees to maintain continuous coverage through a period no less than one year after completion of the Services required by this Agreement.

e. Proof of Insurance. Consultant shall provide to City, certificates of insurance and endorsements, as required, as evidence of the insurance coverage required herein. Insurance certificates and endorsements must be approved by Cities prior to commencement of performance. Current evidence of insurance shall be kept on file with the City at all times during the term of this Agreement. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

f. Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger), in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City.

g. Enforcement of Contract Provisions (non estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City, nor does it waive any rights hereunder.

h. Specifications not Limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

i. Notice of Cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to Agency with thirty (30) days' notice of cancellation (except for nonpayment for which ten (10) days' notice is required) or nonrenewal of coverage for each required coverage.

j. Self-insured Retentions. Any self-insured retentions must be declared to and approved by the City. The City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by the City.

k. Timely Notice of Claims. Consultant shall give the City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

MEMORANDUM OF UNDERSTANDING

IN WITNESS THEREOF, the parties have caused their authorization agents to execute this MOU:

SIGNATURES	
By _____ Chief Executive Director, Family Healing Center Date _____	By _____ Chief or Designee, _____ Date _____



STAFF REPORT

MEETING DATE: March 25, 2026

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Resolution Accepting the Well No. 14 Emergency Generator Project and Authorizing Filing of the Notice of Completion (JG)

RECOMMENDATION: Council by motion adopt the resolution accepting the Well No. 14 Emergency Generator Project and authorizing the City Engineer to record the Notice of Completion.

EXECUTIVE SUMMARY:

The contractor, James Day Construction, Inc. dba Coastal Mountain Electric, has satisfactorily completed the work required for the Well No. 14 Emergency Generator Project. The project consisted of installation of an emergency generator to automatically provide backup power whenever there is a power outage, ensuring that the wells continue pumping water into the City's water distribution system.

In order to close out the project, City Council must accept the improvements and authorize the recording of a Notice of Completion.

The project was advertised for bid and the construction contract was awarded to James Day Construction, Inc. dba Coastal Mountain Electric, on November 9, 2022. The Contractor began construction on November 4, 2024, and completed the project on January 30, 2026. The elongated construction timeframe was the result of a long generator procurement lead time and PG&E coordination necessary for performing electrical connections.

FISCAL IMPACT:

The City budgeted \$1,087,000 for the project. The estimated final project cost is \$1,105,000 including design, construction management, inspection, and contingency. The project is funded with CalOES grant funds, Water Major Facilities Impact Fees and Water Operation Reserves.

ATTACHMENTS:

A. Resolution

Attachment 'A'

RESOLUTION NO. 26-__

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN
ACCEPTING IMPROVEMENTS AND AUTHORIZING FILING OF THE NOTICE OF COMPLETION
FOR THE WELL NO. 14 EMERGENCY GENERATOR PROJECT**

WHEREAS, James Day Construction, Inc. dba Coastal Mountain Electric, has completed the work for the Well No. 14 Emergency Generator Project; and

WHEREAS, the City Public Works Inspector has inspected the improvements required by the City and all improvements required by the City have been completed; and

WHEREAS, the City Engineer recommends acceptance of the Well No. 14 Emergency Generator Project and requests Council to authorize the City Engineer to record the Notice of Completion for the Project.

NOW, THEREFORE, the City Council of the City of Kerman does resolve as follows:

SECTION 1. The foregoing recitals are incorporated by reference.

SECTION 2. The Council accepts the Well No. 14 Emergency Generator Project and authorizes the City Engineer to record the Notice of Completion.

SECTION 3. This resolution is effective on adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman a regular meeting held on the 25th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Dalia Santana-Zamudio
Deputy Clerk



STAFF REPORT

MEETING DATE: March 25, 2026

PRESENTER: Jesus A. Gonzalez, City Engineer

SUBJECT: Award of Contract for the Kearney Boulevard Pedestrian Crossing Improvements Project to Dave Christian Construction Co., Inc. (JG)

RECOMMENDATION: Council by motion adopt the resolution:

1. Awarding the Kearney Boulevard Pedestrian Crossing Improvements Project to Dave Christian Construction Co., Inc. in the amount of \$191,955.75; and
2. Authorizing a 10% construction contingency in the amount of \$19,200.00; and
3. Authorizing the City Manager to sign the construction contract on behalf of the City; and
4. Authorizing the City Manager to sign change orders, up to the additional contingency amount, on behalf of the City.

EXECUTIVE SUMMARY:

The Kearney Boulevard Pedestrian Crossing Improvements Project (Project) will install high visibility crosswalks at the Kearney Boulevard intersections with Siskiyou Avenue, Park Avenue, and Fourth Street. Additionally, it will partially reconstruct the intersection of Fourth Street to include a curb extension (bulb out) for increasing the visibility of pedestrians and decreasing their walking distance across Kearney Boulevard.

The improvements will help to better safely serve important pedestrian crossing traffic, such as those walking to Liberty Elementary School, Lions Park, Kerman Branch Library, United Health Center of the San Joaquin Valley, and Community Center in the City of Kerman.

On January 28, 2026, the City advertised a request for bids with seven contractors submitting by the February 25, 2026, 2:00 PM deadline. The results are as follows:

Contractor	Base Bid
Dave Christian Construction Co., Inc.	\$191,955.75
Anderson Striping & Construction, Inc.	\$193,697.12
Seal Rite Paving	\$194,875.22
American Paving Co.	\$247,744.30
Ares Eng LLC	\$255,359.00
MAC General Engineering, Inc.	\$297,706.00
Juarez Brothers General Engineering, Inc.	\$312,100.00

The engineer's construction estimate for the Project was in the amount of \$196,000. Staff has reviewed the bid submitted by Dave Christian Construction Co, Inc. and determined it to be responsive and Dave Christian Construction Co, Inc. to be a responsible contractor.

FISCAL IMPACT:

The total estimated Project cost is \$309,200 including design, construction, construction management, and contingency. The Project will be funded from Highway Safety Improvement Program Grant Funds and Local Transportation Funds.

ATTACHMENTS:

- A. Resolution
- B. Vicinity Map

Attachment 'A'

RESOLUTION NO. 26-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN AWARDING CONTRACT FOR THE KEARNEY BOULEVARD PEDESTRIAN CROSSING IMPROVEMENTS PROJECT TO DAVE CHRISTIAN CONSTRUCTION CO., INC.

WHEREAS, the Invitation to Bid for the Kearney Boulevard Pedestrian Crossing Improvements Project, was published in the Kerman News on January 28, 2026 and was sent electronically and mailed to all construction trade journals specified for the City by the California Uniform Construction Cost Accounting Commission in accordance with the City’s Formal Contract Procedures and California Public Contract Code Section 22037; and

WHEREAS, the Project consists of installation of high visibility crosswalks at the Kearney Boulevard intersections with Siskiyou Avenue, Park Avenue and Fourth Street as well as a curb extension (bulb out) at the intersection of Fourth Street; and

WHEREAS, the following bids for the Project were publicly opened and read aloud at the Kerman City Hall on February 25, 2026 at 2:00 PM:

Contractor	Base Bid
Dave Christian Construction Co., Inc.	\$191,955.75
Anderson Striping & Construction, Inc.	\$193,697.12
Seal Rite Paving	\$194,875.22
American Paving Co.	\$247,744.30
Ares Eng LLC	\$255,359.00
MAC General Engineering, Inc.	\$297,706.00
Juarez Brothers General Engineering, Inc.	\$312,100.00

WHEREAS, the City Engineer’s Estimate was \$196,000.00 for the Base Bid.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KERMAN RESOLVES AS FOLLOWS:

1. The foregoing recitals are true and correct and incorporated by reference.
2. Upon the recommendation of the City Engineer, the Council awards the Kearney Boulevard Pedestrian Crossing Improvements Project to Dave Christian Construction Co., Inc., 2963 N. Sunnyside Avenue, #108, Fresno, CA 93727 in the amount of One Hundred Ninety-One Thousand Nine Hundred and Fifty-Five Dollars and Seventy-Five Cents (\$191,955.75) and approves the contract which is incorporated by reference.
3. The City Manager is authorized to sign the City's standard form of agreement for construction projects, as contained in the bid package on behalf of the City of Kerman.

- 4. The City Manager is authorized to sign change orders, up to the additional contingency amount, on behalf of the City.
- 5. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at regular meeting held on the 25th day of March 2026, by the following vote:

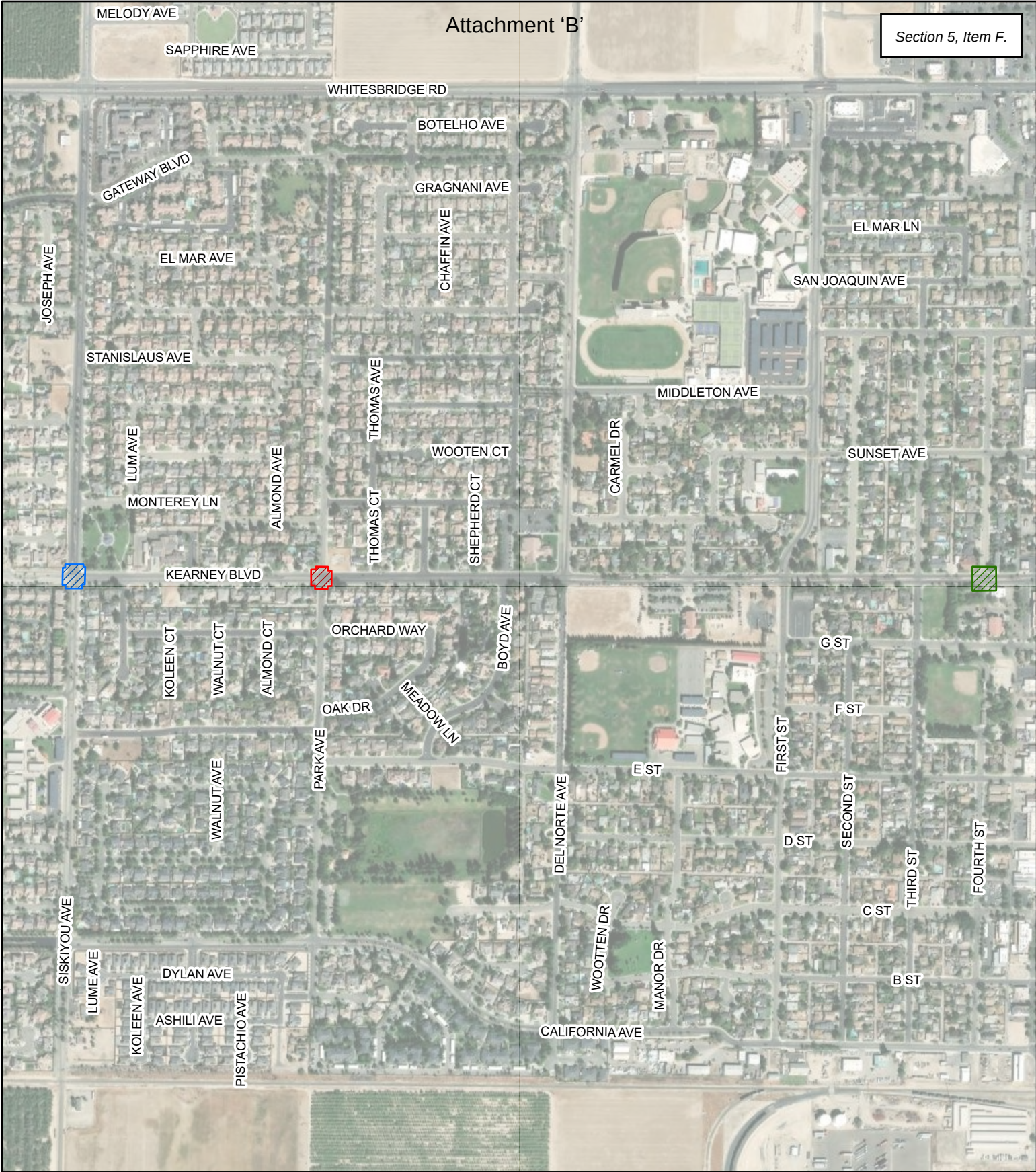
AYES:
NOES:
ABSTAIN:
ABSENT:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

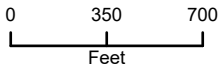
Dalia Santana-Zamudio
Deputy Clerk



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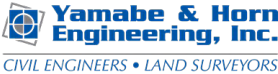


-  Project Location 1: Kearney Blvd & Siskiyou Ave
-  Project Location 2: Kearney Blvd & Park Ave
-  Project Location 3: Kearney Blvd & Fourth St



Vicinity Map

Kerman HSIP Cycle 11 Project
Federal Project No. HSIPSL-5291(036)





STAFF REPORT

MEETING DATE: March 25, 2026

PRESENTER: Josefina Alvarez, Finance Director

SUBJECT: Mid-Year Budget Status Report Fiscal Year 2025/2026 (JA)

RECOMMENDATION: Council review the Mid-Year Budget Report and approve resolution adopting revisions to the Fiscal Year 2025/2026 Budget.

EXECUTIVE SUMMARY:

The City of Kerman performs a mid-year budget analysis of revenue and expenditures for the first half of fiscal year (July 1st through December 31st). This analysis is also used as part of the preparation for the upcoming Fiscal Year 2026/2027 budgeting process.

The Fiscal Year 2025/2026 annual budget was adopted on June 11, 2025 with a General Fund deficit of \$4,901,214. Council approved the first quarter adjustments on November 12, 2025 which increased the deficit to \$4,962,970.

Staff is recommending the mid-year budget adjustments to the General Fund and other funds due to unforeseen operational expenses and revenues. **Exhibit ‘A’** lists each revenue and expense that staff is proposing to adjust this fiscal year.

With the proposed adjustments, the General Fund would end up with a reduced deficit of \$4,237,475 by increasing revenues by \$351,649 and decreasing expenses by \$373,846. The table below summarizes the General Fund proposed changes.

General Fund	
Total Proposed Decrease in Deficit	725,495
Deficit from Original Budget	-4,962,970
Ending Deficit	-4,237,475

The Enterprise Funds would end up with an overall reduced deficit of \$607,803. The Water Fund would slightly increase the deficit to \$118,972, the Sewer Fund would reduce the deficit to \$268,531 the Solid Waste Fund would increase the surplus to \$154,221 and the Storm Drain Fund would reduce the deficit to \$102,960. The Internal Service Funds would decrease the deficit to \$271,561. The tables on the following page summarize the estimated surplus and deficits of each of these funds.

Water Fund

Total Proposed Increase of Deficit	- 8,752
Deficit from Original Budget	-110,220
Ending Deficit	-118,972

Sewer Fund

Total Proposed Decrease of Deficit	7,355
Deficit from Original Budget	-275,886
Ending Surplus	-268,531

Solid Waste Fund

Total Proposed Increase of Surplus	4,914
Surplus from Original Budget	149,307
Ending Surplus	154,221

Storm Drain Fund

Total Proposed Decrease of Deficit	1,272
Deficit from Original Budget	-104,232
Ending Deficit	-102,960

Internal Service Funds

Total Proposed Decrease of Deficit	117,275
Deficit from Original Budget	-388,836
Ending Deficit	-271,561

FISCAL IMPACT:

The overall fiscal impact based on the budget adjustments listed above will decrease the deficit of the General Fund to approximately \$4,237,475. The overall fiscal impact on the Enterprise Funds, excluding the Internal Service Funds, would create a combined deficit of \$336,242. The Water, Sewer and Storm Drain Funds would have an ending deficit and the Solid Waste Fund would still have a surplus. The Internal Service Funds would reduce the overall deficit to \$271,561.

ATTACHMENTS:

A. Resolution w/Exhibits

RESOLUTION NO. 26-__**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN ADOPTING
REVISIONS TO THE FISCAL YEAR 2025/2026 BUDGET**

WHEREAS, the City Council approved the Fiscal Year 2025/2026 Budget by Resolution 25-33 dated June 11, 2025; and

WHEREAS, adjustments are requested for the Fiscal Year 2025/2026 budget based on the actual and estimated sources and uses; and

WHEREAS, the Fiscal Year 2025/2026 Budget adjustment requests include adjustments totaling minus (-) \$204,431.70 per the attached schedule identified as **Exhibit 'A'** to this resolution; and

WHEREAS, a Mid-Year Budget Report is attached as **Exhibit 'B'** which includes more detailed information on the City's mid-year status.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kerman as follows:

1. The foregoing recitals are true and correct and incorporated by reference.
2. The Council approves adjustments to expenditures and revenues for the Fiscal Year 2025/2026 budget as outlined in the schedule attached as **Exhibit 'A'**.
3. The Council accepts and has considered the Mid-Year Budget Report as outlined in **Exhibit 'B'** in adopting this resolution.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 25th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Dalia Santana-Zamudio
Deputy Clerk

Expenses				
Account #	Description	Original Budget Amt	New Budget Amt	Difference
100-1002-410-30-00	Overtime	100.00	250.00	150.00
100-1002-554-01-00	Travel-Meetings	10,000.00	13,250.00	3,250.00
Total Expenses for Administration				3,400.00
100-1008-420-55-00	Workers Compensation Expense	46,293.77	1,675.42	(44,618.35)
100-1008-510-01-00	Contract Services-LAFCo	5,248.07	7,310.57	2,062.50
100-1008-555-00-00	Dues & Subscriptions (GIS)	1,542.50	2,500.00	957.50
100-1009-420-50-00	Retirement City Contribution	8,661.52	11,194.91	2,533.39
100-1009-521-01-00	Supplies	2,000.00	2,600.00	600.00
100-1042-420-55-00	Workers Compensation Expense	45,540.34	1,075.48	(44,464.86)
Total Expenses for Community Development				-82,929.82
100-2002-510-10-00	Professional Services	400.00	490.00	90.00
100-2002-521-06-00	Uniforms	350.00	665.00	315.00
100-2002-551-02-00	Communications-Cellular Phone	900.00	1,395.42	495.42
100-2010-410-30-00	Overtime	1,100.00	1,522.28	422.28
100-2010-420-55-00	Workers Compensation Expense	25,811.48	30,633.01	4,821.53
100-2010-521-01-00	Supplies	12,000.00	12,500.00	500.00
100-2010-521-04-00	Building Maintenance Supplies	15,500.00	16,000.00	500.00
100-2044-510-01-00	Contract Services	430.00	475.00	45.00
100-2047-521-01-00	Supplies	2,000.00	2,500.00	500.00
100-2069-510-01-00	Contract Services -Maintenance	11,000.00	23,500.00	12,500.00
100-2069-600-04-02	Capital Outlay - Equip 2 T&CR	0.00	937.26	937.26
100-2069-600-04-07	Capital Outlay - 12 Banquet Tb	0.00	6,000.00	6,000.00
100-2069-600-04-08	Capital Outlay - Replace Dance	10,000.00	8,223.28	(1,776.72)
Total Expenses for Community Services				25,349.77
100-3011-410-20-00	Part-Time Wages	21,228.75	27,780.00	6,551.25
100-3011-510-12-00	Profess. Serv-Lab Serv-Crime	5,880.00	6,809.00	929.00
100-3011-510-21-00	FLOCK Camera System	22,602.27	25,145.21	2,542.94
100-3011-510-30-00	Booking Fees	1,000.00	1,700.00	700.00

Account #	Description	Original Budget Amt	New Budget Amt	Difference
100-3011-510-31-00	Parking Citations	1,500.00	2,823.00	1,323.00
100-3011-510-32-00	Live Scan Fingerprints	4,000.00	4,722.00	722.00
100-3011-521-01-00	Supplies	30,000.00	40,000.00	10,000.00
100-3011-551-01-00	Communications-Telephone	7,350.00	9,945.36	2,595.36
100-3011-554-01-00	Travel-Meetings	2,500.00	3,500.00	1,000.00
100-3011-554-02-00	Training-POST Reimbursable	30,000.00	33,234.00	3,234.00
100-3011-555-04-00	Prof Serv/Forensic Software Up	11,500.00	12,039.80	539.80
100-3011-600-03-08	Radar Trailer	12,000.00	12,359.39	359.39
100-3041-410-30-00	Overtime	1,000.00	1,400.00	400.00
100-3041-510-01-00	Contract Services	15,750.00	21,190.00	5,440.00
100-3041-521-01-00	Supplies	4,300.00	5,194.00	894.00
100-3041-521-06-00	Uniforms	0.00	1,013.29	1,013.29
100-3041-551-01-00	Communications-Telephone	1,000.00	1,493.36	493.36
Total Expenses for Police Department				38,737.39
100-4010-521-06-00	Uniforms	1,650.00	3,100.00	1,450.00
100-4010-554-01-00	Travel-Meetings	300.00	304.49	4.49
100-4010-555-00-00	Dues/Subscriptions	0.00	708.00	708.00
100-4010-555-01-00	State Fees & Permits	0.00	491.15	491.15
100-4010-555-04-00	Taxes & Assessments (FID)	8,500.00	8,574.22	74.22
100-4010-555-05-00	Property Taxes	3,500.00	3,411.28	(88.72)
410-4041-510-21-00	FLOCK Camera System	9,040.91	10,055.95	1,015.04
410-4041-521-03-00	Supplies - Chlorine	35,000.00	45,000.00	10,000.00
410-4041-551-02-00	Communications-Cellular Phone	5,000.00	6,631.17	1,631.17
410-4041-555-00-00	Dues/Subscriptions	900.00	1,608.00	708.00
420-4042-510-21-00	FLOCK Camera System	1,506.82	1,674.14	167.32
420-4042-552-02-00	Public Notice/Advertising/Recr	1,100.00	2,200.00	1,100.00
420-4042-555-00-00	Dues/Subscriptions	1,000.00	1,708.00	708.00
420-4042-600-03-32	Sewer Camera System	18,600.00	16,512.59	(2,087.41)
420-4042-600-03-63	Aluminum Biolac Barge	0.00	20,989.58	20,989.58
470-4047-521-06-00	Uniforms	400.00	600.00	200.00

Account #	Description	Original Budget Amt	New Budget Amt	Difference
470-4047-555-04-00	Taxes & Assessments (FID)	1,500.00	0.00	(1,500.00)
470-4047-555-05-00	Property Taxes - Fresno County	200.00	227.68	27.68
500-4050-410-30-00	Overtime	3,000.00	3,430.25	430.25
500-4050-410-35-00	Stand By	1,659.03	2,585.16	926.13
500-4050-521-03-02	PD Fleet Repairs	40,000.00	45,000.00	5,000.00
500-4050-600-04-20	EV Charging Stations	0.00	10,000.00	10,000.00
750-4075-555-00-00	Dues/Subscriptions	0.00	708.00	708.00
750-4075-555-04-00	Taxes & Assessments (FID)	65.00	0.00	(65.00)
Total Expenses for Public Works				52,597.90
100-5005-552-02-00	Public Notice/Advertising/Recr	500.00	1,000.00	500.00
410-5005-410-20-00	Part-Time Wages	7,500.00	7,922.71	422.71
410-5005-551-02-00	Communications-Cellular Phone	300.00	489.57	189.57
410-5005-555-05-00	Property Taxes - Fresno County	100.00	227.69	127.69
420-5005-410-20-00	Part-Time Wages	7,000.00	7,448.99	448.99
420-5005-551-02-00	Communications-Cellular Phone	300.00	489.57	189.57
420-5005-555-05-00	Property Taxes - Fresno County	200.00	227.69	27.69
430-5005-410-20-00	Part-Time Wages	5,700.00	5,912.31	212.31
Total Expenses for Finance				2118.53
100-6004-540-02-00	Equipment Rental - Lease	843.66	1,603.66	760.00
100-6004-554-01-00	Travel-Meetings	5,000.00	9,200.00	4,200.00
Total Expenses for City Clerk				4,960.00
100-7001-410-10-00	Salary	7,661.47	13,307.87	5,646.40
100-7001-420-11-00	FICA Tax Expense	486.17	767.28	281.11
100-7001-420-12-00	FICA MED Tax Expense	113.70	180.33	66.63
100-7001-420-50-00	Retirement City Contribution	609.85	1,001.85	392.00
100-7001-420-55-00	Workers Compensation Expense	65.37	105.99	40.62
100-7001-420-60-00	SDI Expense	94.10	152.68	58.58
100-7001-540-00-00	Lease Payment PFA Bond #2	0.00	1,203,688.89	1,203,688.89
100-7001-600-03-73	East Side Comm. Park (25 Acres)	4,325,420.00	2,748,743.00	(1,576,677.00)
Total Expenses for Measure M				(366,502.77)

Account #	Description	Original Budget Amt	New Budget Amt	Difference
100-3050-420-55-00	Workers Compensation Expense	5,271.82	6,899.28	1,627.46
100-3999-520-00-07	National Night Out	10,000.00	16,430.79	6,430.79
100-3999-520-00-12	Koret Shelter Welcome Grant	20,000.00	30,000.00	10,000.00
410-4041-600-03-28	Backhoe	16,791.07	19,915.69	3,124.62
410-8000-600-04-43	Fire Hydrant Replacements	10,000.00	16,208.76	6,208.76
410-8000-600-04-48	Well No 15 Rehabilitation	75,000.00	89,900.46	14,900.46
420-4042-600-03-28	Backhoe	16,791.06	19,915.69	3,124.63
730-2046-521-03-00	Nutrition Site Supplies	1,500.00	2,200.00	700.00
730-2046-551-01-00	Communications-Telephone	300.00	467.72	167.72
750-4075-600-03-28	Backhoe	16,791.06	19,915.69	3,124.63
830-8000-600-04-31	Vineland Ave Rehab	0.00	4,588.00	4,588.00
850-4085-600-03-14	Sidewalk Repair	20,000.00	30,000.00	10,000.00
870-4087-521-01-00	Supplies	35,000.00	40,000.00	5,000.00
870-4087-555-00-00	Dues/Subscriptions	0.00	708.00	708.00
870-4087-600-03-28	Backhoe	16,791.06	19,915.69	3,124.63
880-4088-521-50-00	Street Field Operations	10,000.00	10,258.29	258.29
890-8000-600-04-30	Del Norte Ave Rehab	0.00	61,971.00	61,971.00
890-8000-600-04-31	Vineland Ave Rehab	0.00	35,412.00	35,412.00
950-8000-600-04-30	Del Norte Ave Rehab	0.00	8,029.00	8,029.00
Total Expenses for Other Funds				178,499.99
Total Expenses				-143,769.01

Revenues

Account #	Description	Original Budget Amt	New Budget Amt	Difference
100-0000-313-04-00	Transient Occupancy Tax	23,000.00	16,395.93	(6,604.07)
100-0000-322-60-00	Animal Licenses & Permits	7,000.00	7,880.00	880.00
100-0000-335-04-00	Homeowners Property Tax Relief	4,000.00	6,647.00	2,647.00
100-0000-341-43-00	Plan Check Inspection Fees	100,000.00	120,000.00	20,000.00
100-0000-341-48-00	Const & Demo Recycle Program	7,500.00	10,000.00	2,500.00
100-0000-342-07-00	Towed Vehicle Fee	15,000.00	21,150.00	6,150.00
100-0000-342-12-00	Parking Fines	6,000.00	7,195.00	1,195.00
100-0000-342-99-00	Miscellaneous Police Rev.	0.00	19.00	19.00
100-0000-360-00-00	Rental Income-Lease Payments	0.00	3,654.00	3,654.00
100-0000-361-03-00	Rents Cell Tower Leases	78,609.38	109,797.09	31,187.71
100-0000-369-01-00	Miscellaneous	20,000.00	330,337.00	310,337.00
100-0000-369-03-00	Comcast Cable TV	62,316.20	42,000.00	(20,316.20)
410-0000-344-11-00	Payment Plan & Reinstatement	1,008.33	3,000.00	1,991.67
410-0000-344-20-00	Credit Card Convenience Fee	17,269.41	20,619.87	3,350.46
420-0000-344-30-00	Credit Card Convenience Fee	13,388.10	17,258.61	3,870.51
420-0000-361-01-00	Interest Earnings	31,786.92	51,253.10	19,466.18
420-0000-361-02-00	Rent-Almonds/Nick Koretoff	0.00	5,562.20	5,562.20
430-0000-344-20-00	Credit Card Convenience Fee	4,850.25	6,181.52	1,331.27
430-0000-344-33-00	Waste Bin Charges - New	9,527.22	13,322.22	3,795.00
500-0000-369-01-00	Miscellaneous	26,972.62	4,550.00	(22,422.62)
750-0000-350-00-00	Special Assessments	261,706.00	418,403.20	156,697.20
100-3999-334-30-09	Community Projects/Donations	6,000.00	11,595.25	5,595.25
100-3999-334-35-07	National Night Out	10,000.00	12,656.47	2,656.47
110-0000-344-50-00	Development Impact Fees	46,390.55	20,000.00	(26,390.55)
140-0000-344-50-00	Development Impact Fees	123,316.78	50,000.00	(73,316.78)
140-0000-361-01-00	Interest Earnings	394.62	1,700.36	1,305.74
170-0000-344-50-00	General Plan Impact Fee	23,760.92	12,000.00	(11,760.92)
180-0000-344-50-00	Development Impact Fees	67,392.04	30,000.00	(37,392.04)
180-0000-361-01-00	Interest Earnings	11,442.31	225.88	(11,216.43)

Account #	Description	Original Budget Amt	New Budget Amt	Difference
300-0000-361-01-00	Interest Earnings	0.00	1,320.50	1,320.50
480-0000-344-50-00	Development Impact Fees	23,350.78	10,000.00	(13,350.78)
490-0000-344-50-00	Development Impact Fees	51,020.23	40,000.00	(11,020.23)
530-0000-344-50-00	Development Impact Fees	12,788.05	6,000.00	(6,788.05)
540-0000-344-50-00	Development Impact Fees	214,672.17	80,000.00	(134,672.17)
560-0000-344-50-00	Development Impact Fees	42,216.57	23,000.00	(19,216.57)
560-0000-361-01-00	Interest Earnings	1,750.02	5,118.02	3,368.00
570-0000-344-50-00	Development Impact Fees	256,444.96	90,000.00	(166,444.96)
580-0000-344-50-00	Development Impact Fees	123,166.80	100,000.00	(23,166.80)
590-0000-344-50-00	Development Impact Fees Quimby	42,642.20	30,000.00	(12,642.20)
810-0000-361-01-00	Interest Earnings	1,963.91	3,914.32	1,950.41
830-0000-361-01-00	Interest Earnings	4,369.59	9,126.34	4,756.75
870-0000-361-01-00	Interest Earnings	24,684.13	9,180.80	(15,503.33)
910-0000-344-50-00	Development Impact Fees	77,605.34	47,000.00	(30,605.34)
910-0000-361-01-00	Interest Earnings	2,361.33	4,164.98	1,803.65
920-0000-344-50-00	Development Impact Fees	13,682.07	7,000.00	(6,682.07)
930-0000-344-50-00	Development Impact Fees	22,093.20	10,000.00	(12,093.20)
940-0000-344-50-00	Outside Travel Lane Impact Fee	16,367.53	12,000.00	(4,367.53)
960-0000-361-01-00	Interest Earnings	10,233.54	18,152.72	7,919.18
			Total Revenues	-60,662.69

City of Kerman

FY 2025/2026 Mid-Year Budget Report



Josefina Alvarez,
Finance Director
John Jansons,
City Manager
March 25, 2026

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Mid- Year Status Overview

The Fiscal Year 2025/2026 budget was adopted by the City Council on June 11, 2025. The annual adopted budget is a financial plan based on the best information available at the time it is prepared.

The Mid-Year Budget Review provides information to the City Council of the City’s financial picture through December 31, 2025, with any necessary adjustments to complete Fiscal Year 2025/2026.

This Mid-Year Budget Review focuses on revenues and expenditures of the General Fund, the City’s Enterprise Funds and all other City funds. Staff reviews each revenue received as well as each expense incurred from the beginning of the fiscal year on July 1, 2025, to December 31, 2025 and compares the amounts to the adopted budget. Generally, at the middle of the fiscal year, a ratio of approximately 50% between the adopted budget and actual amounts should exist in the analysis; however, this might vary based on the timing of certain revenues and expenses. The Fiscal Year 2025/2026, at this point (December 31, 2025) is looking positive. The revenues collected so far this fiscal year average 49%, while expenditures incurred average 41% for the GF. For the Enterprise Funds, revenues are at 53% and expenses incurred are at 48%.

The GF adopted budget for the Fiscal Year 2025/2026 was approved with a deficit of \$4,901,214, due to the Hart Ranch Park project. City Council approved the first quarter budget adjustments on November 12, 2025 increasing the GF deficit to \$4,962,970. Staff has reviewed all accounts and recommends some adjustments to the revenues and expenditures to the approved budget as part of the mid-year budget review.

Revenue Status Review

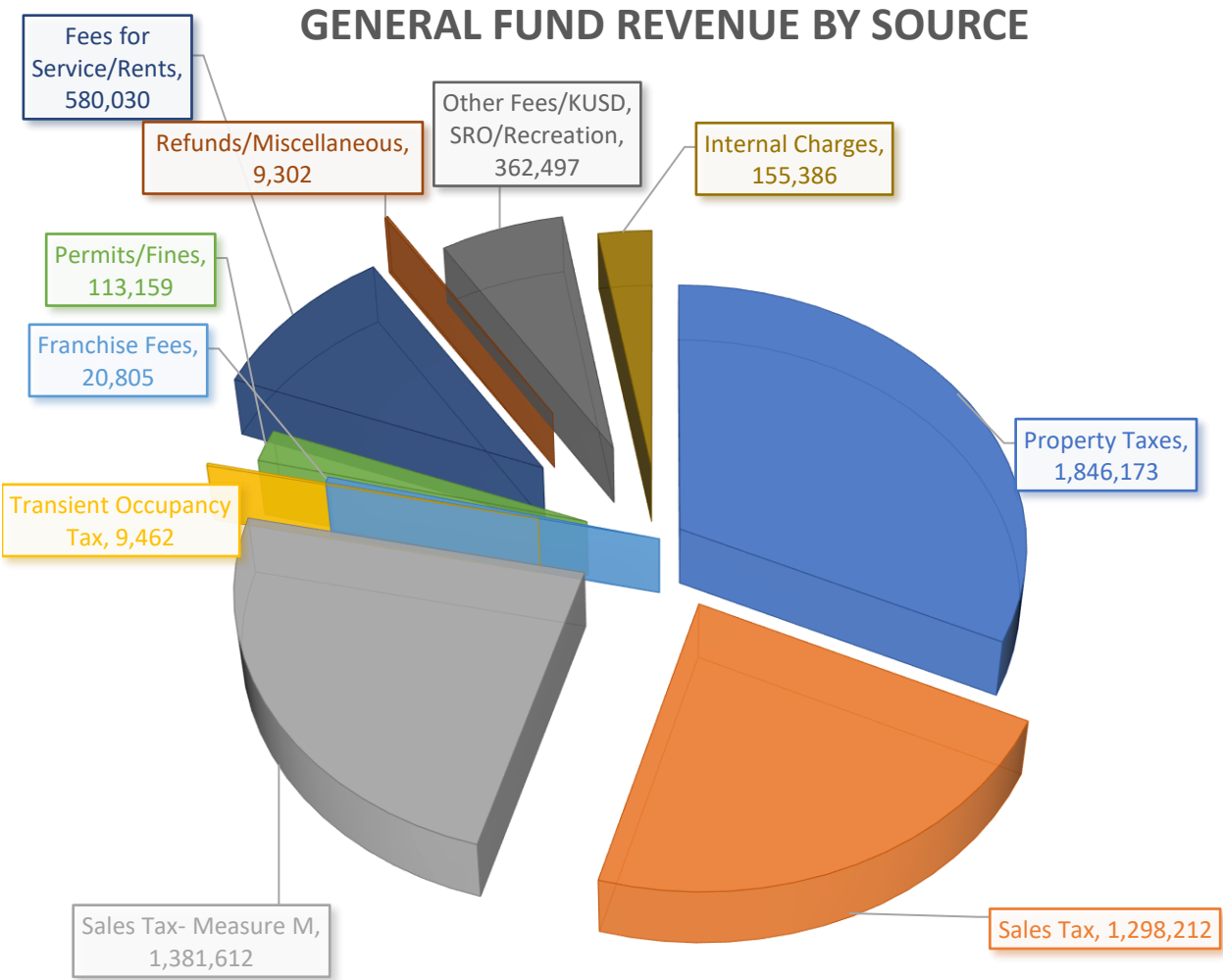
❖ General Fund

The General Fund accounts for taxes and other various general-purpose revenues like sales taxes, property taxes, franchise fees, permit fees, rents and fines. These revenues are used to fund essential general government services like legislation, administration, city clerk's services, police, parks and recreation, public works and community development. Generally, the two primary sources for the General Fund are property taxes and sales taxes. For Fiscal Year 2025/2026, **Table 1** reflects the percentage of revenue collected by source as of December 31, 2025. Property, sales, and transient occupancy taxes account for 78.51% of total revenues collected, while the remaining revenue sources make up 21.49%, of which Fees for Services/Rents represent 10.04%. **Figure 1** shows the amount of General Fund revenues collected by source as of December 31, 2025 (mid-year).

Table 1

General Fund Revenue by Source			
Property Taxes	31.96%	Permits/Fines	1.96%
Sales Tax	22.47%	Fees for Service/Rents	10.04%
Sales Tax - Measure M	23.92%	Refunds/Miscellaneous	0.16%
Transient Occupancy Tax	0.16%	Other Fees/KUSD, SRO/Recreation	6.28%
Franchise Fees	0.36%		
Internal Charges	2.69%		

Figure 1



❖ Enterprise Funds

Enterprise Funds include Water, Sewer, Solid Waste (refuse), Storm Drain and Landscape and Lighting District. These funds are accounted for separately and revenue is generated from services provided to the public on a user fee basis.

In this report, the Internal Service Funds (ISF), such as Vehicle and Technology, are included under Enterprise Funds. The ISF accounts for any activity that provides goods or services to other funds, departments or agencies on a cost-reimbursement basis.

Table 2 below summarizes the revenues collected through the first six months of the fiscal year ending on December 31, 2025 for the General Fund and the Enterprise Funds.

Table 2

CITY OF KERMAN 2023/2024 MIDYEAR REVENUE OVERVIEW STATUS REPORT December 31, 2025							
Fund No.	Fund Name	A 2025/2026 Adopted Budget	B Actual Through 12/31/25	D % Collected 12/31/2025	E Projected Amount 1/1-6/30/26	F 2025/2026 Proposed Changes	G 2025/2026 Final Budget
100	GENERAL FUND						
	Property Taxes	3,472,461	1,846,173	53	1,628,935	2,647	3,475,108
	Sales Tax	2,618,000	1,298,212	50	1,319,788		2,618,000
	Sales & Use Tax - Measure M.	2,965,000	1,381,612	47	1,583,388		2,965,000
	Transient Occupancy Tax	23,000	9,462	41	6,934	(6,604)	16,396
	Franchise Fees	236,549	20,805	9	195,428	(20,316)	216,233
	Permits	132,464	82,521	62	50,823	880	133,344
	Fines	70,702	30,639	43	47,408	7,345	78,047
	Fees for Services	1,000,186	470,126	47	552,560	22,500	1,022,686
	Other Fees	325,060	152,282	47	483,134	310,356	635,416
	Recreation Fees	59,000	9,511	16	49,489		59,000
	Rents	189,962	109,904	58	114,900	34,842	224,804
	Refunds/Miscellaneous	45,661	9,302	20	36,359		45,661
	Internal Charges	310,771	155,386	50	155,385		310,771
	KUSD-SRO Reimbursement	265,751	132,876	50	132,876		265,751
	ACT Reimbursement	152,181	67,828	45	84,353		152,181
	Total General Fund	11,866,747	5,776,638	49%	6,441,758	351,649	12,218,396
	ENTERPRISE FUNDS						
410	Water Operating	3,262,751	1,848,607	57	1,419,486	5,342	3,268,093
420	Sewer Operating	2,369,774	1,311,470	55	1,087,203	28,899	2,398,673
430	Solid waste	2,536,535	1,278,164	50	1,263,498	5,126	2,541,662
470	Storm Drain	107,009	59,944	56	47,065		107,009
500	Vehicle-ISF	1,205,247	481,169	40	701,655	(22,423)	1,182,825
510	Technology- ISF	121,053	60,396	50	60,657		121,053
750	Landscape & Light District	264,090	218,403	83	202,384	156,697	420,787
	Total Enterprise Fund	9,866,460	5,258,154	53%	4,781,948	173,642	10,040,101
	GRAND TOTALS	21,733,206	11,034,791	50.77%	11,223,706	525,291	22,258,497

Table 2 reflects the General Fund revenue of \$5,776,638 as of December 31, 2025 or 49%, of the annual budget amount of \$11,866,747. In the first half of the fiscal year, some revenues received came higher than the budget projection. This outcome is due to specific events such as the

development of properties in the City and the increase in population for this Fiscal Year. The adjustments that are proposed are conservative. We are expecting to receive the other 51% by the end of the fiscal year with the additions or reductions of the proposed changes explained below.

The adjustments are:

- ✓ Decrease in transient occupancy tax due to the monthly figures received year to date
- ✓ Increase in animal licenses & permits due to the increase in animal control efforts
- ✓ Increase in homeowners property tax relief due to amounts received year to date
- ✓ Increase in plan check inspection fees and construction and demolition recycling program due to the continued development of both residential and commercial properties
- ✓ Increase in towing vehicles and parking fees due to the increased services
- ✓ Increase in miscellaneous police revenue due to money received for a miscellaneous reimbursement
- ✓ Increase in rents cell tower leases due to new lease for Sebastian executed this fiscal year
- ✓ Increase in miscellaneous revenue due to Central San Joaquin Valley Risk Management Authority (CSJVRMA) reimbursement for pooled liability and workers compensation reimbursement.
- ✓ Decrease in Comcast Cable TV due to the money received thus far this fiscal year.

For the Enterprise Funds, the revenue collected for the first half of the fiscal year, December 31, 2025 is \$5,258,154 of the annual budget amount of \$9,866,460. At midpoint, all of Enterprise Funds exceeded or were at the expected 50% projection. Overall, revenue collected during the first half of the fiscal year is 53% if compared to the adopted budget amount and it is expected to receive the 47% by the end of the fiscal year. With the City implementing the rate increases recommended in the Water, Wastewater, and Storm Drain Rate Study, addressing delinquent accounts and customers continuing to make monthly utility payments, staff is proposing several adjustments to revenues. There are also several adjustments to our expenditures that are necessary to provide our residents the quality of life that is expected by the City of Kerman. The proposed revenue changes are summarized below.

The adjustments are:

- ✓ Increase in payment plan & reinstatement fees due to the higher number of payment plans established
- ✓ Increase in Enterprise Funds (Water, Sewer, Solid Waste) credit card convenience fees due to the increase in online credit card payments
- ✓ Increase in interest earning due to favorable interest rates in the sewer fund and a positive fund balance
- ✓ Increase in rent-almond Nick Koretoff due to annual payment of leased property in the sewer fund
- ✓ Increase in waste bin charges due to the continued development of residential properties.

Expenditure Status Review

❖ **General Fund**

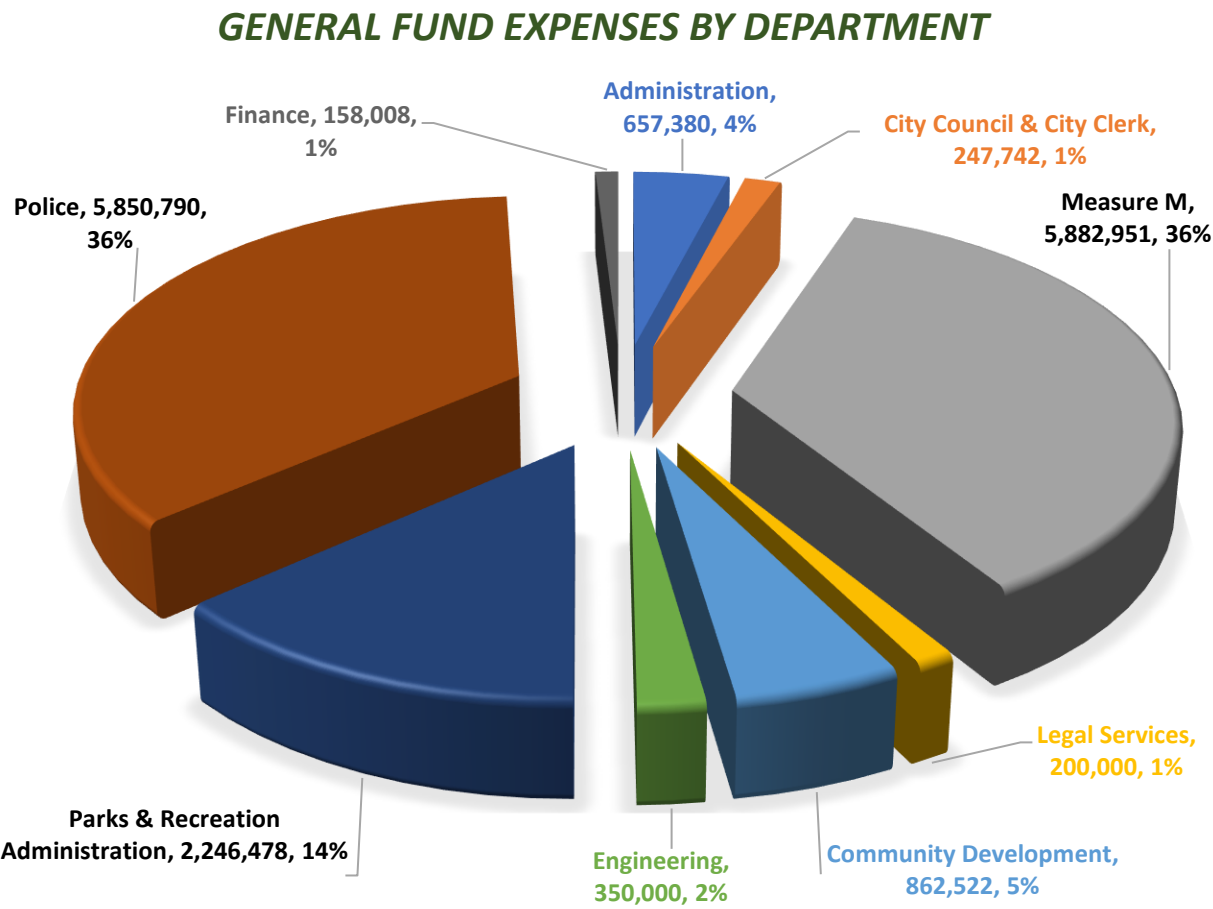
The General Fund operating expenditures adopted budget for Fiscal Year 2025/2026 are \$16,829,718 after the first quarter budget adjustments and the estimated ending amount for Fiscal Year 2025/2026 after the adjustments recommended by staff is \$16,455,871. **Figure 2** shows the percentage allocation of the general fund by department.

The City of Kerman's primary investments from the General Fund (GF) are:

- Measure M Projects of City facilities with 35.75% allocation;
- Public Safety (Police Department) with a 35.55% allocation for public safety;
- Parks and Recreation programs with a 13.65% allocation to continue investing in our youth and senior residents.

This 84.95% appropriation of funds from the GF reflects why many families continue to elect the City of Kerman to raise their families in Fresno County.

Figure 2



❖ **Enterprise Funds**

The Enterprise Funds' operating expenditures adopted budget for Fiscal Year 2025/2026 are \$10,596,328. These expenses are incurred by each fund to provide the goods and utility services to City of Kerman residents and departments within the City. These services are water, sewer, solid waste collection, storm drain, fleet services and technology.

Table 3 summarizes the results of expenses incurred through the first six months of the fiscal year ending on December 31, 2025 for the General Fund and the Enterprise Funds.

Table 3

CITY OF KERMAN 2025/2026 MIDYEAR EXPENSES OVERVIEW STATUS REPORT December 31, 2025								
Fund No.	Fund Name	Dept. No.	A 2025/2026 Adopted Budget	B Actual Through 12/31/25	D % Used 12/31/25	E Projected Amount 1/1-6/30/26	F 2025/2026 Proposed Changes	G 2025/2026 Final Budget
100	GENERAL FUND							
	Administration	1002	653,980	397,590	61	259,789	3,400	657,380
	City Council	6001	63,753	21,940	34	41,812		63,753
	Measure M	7001	6,249,454	2,271,431	36	3,611,520	(366,503)	5,882,951
	City Clerk	6004	179,029	77,916	44	106,073	4,960	183,989
	Legal Services	6003	200,000	62,262	31	137,738		200,000
	Community Development	1008, 1009, 1042	945,452	477,306	50	385,217	(82,930)	862,522
	Engineering	1010	350,000	151,799	43	198,201		350,000
	Recreation Administration	2002	557,844	262,273	47	296,472	900	558,745
	Senior Center	2044	216,249	79,840	37	136,454	45	216,294
	Aquatics	2047	87,550	41,870	48	46,180	500	88,050
	Community Teen Center	2069	224,875	116,527	52	126,009	17,661	242,536
	Building Maintenance	2010	841,170	366,734	44	480,679	6,244	847,413
	Police	3011	5,231,426	2,121,991	41	3,139,931	30,497	5,261,922
	Police ACT	3015	152,181	68,269	45	83,912		152,181
	Police SRO	3016	265,751	113,257	43	152,494		265,751
	Animal Control	3041	162,696	95,118	58	75,819	8,241	170,936
	Bldg/Park Operations	4010	290,802	141,152	49	152,288	2,639	293,441
	Finance	5005	157,508	42,202	27	115,806	500	158,008
	Debt Service(Gateway Villa DIF)	5006	0	0	0	0		0
	Total General Fund		16,829,718	6,909,478	41 %	9,546,393	(373,846)	16,455,871
	ENTERPRISE FUNDS							
410	Water Operating	4041,5005,5006	3,372,971	1,496,913	44	1,890,153	14,094	3,387,065
420	Sewer Operating	4042,5005,5006	2,645,660	1,223,291	46	1,443,913	21,544	2,667,204
430	Solid waste	5005	2,387,229	1,159,544	49	1,227,897	212	2,387,441
470	Storm Drain	4047	211,241	75,734	36	134,235	(1,272)	209,969
500	Vehicle-ISF	4050	1,227,061	752,674	61	490,743	16,356	1,243,417
510	Technology- ISF	4051	131,705	68,159	52	63,546		131,705
750	Landscape & Light District	4075	620,461	299,579	48	321,525	643	621,104
	Total Enterprise Fund		10,596,328	5,075,893	48 %	5,572,012	51,577	10,647,905

Table 3 reflects the General Fund expenditures of \$6,909,478 as of December 31, 2025, of the annual budget amount of \$16,829,718. The first half of the fiscal year shows some departmental expenditures are both higher and lower than what was adopted. One example is the increased expenses in the Administration Department with 61% of expenses incurred already in the first half of the fiscal year which is primarily due to the insurance payment that is paid in advance. Another example is the animal control budget with 58% of the expenses already incurred this fiscal year due to the increased animal rescues, pick-ups and adoption efforts. In the same way, some departments used less than the projected expenses such as in Finance due to the pending

audit that has not been charged. The following adjustments are recommended by staff for the General Fund.

The main adjustments are:

- ✓ Decrease in the workers' compensation expense for Community Development budget due to a formula error on the budget
- ✓ Increase in workers' compensation under Community Services due to a change in the rate for new employee
- ✓ Increase in contract services/maintenance in Community Services due to the increase in supply costs and retrofitting office lighting from halogen to LED
- ✓ Increase in capital outlay 12 banquet tables due to error in formula from original budget
- ✓ Increase in part-time wages for the Police Department due to wage increase at the beginning of the fiscal year
- ✓ Increase in supplies for the Police Department due to purchase of 32 rapid response kits and MDT batteries
- ✓ Increase in contract services for Animal Control due to higher than usual services
- ✓ Increase in travel/meetings for City Clerk due to continuous training and personnel changes
- ✓ Increase in salary under Measure M due to wage increase
- ✓ Increase in lease payment PFA Bond #2 for Measure M due to issued Lease Revenue Bonds first payment this fiscal year
- ✓ Decrease in Hart Ranch Park for Measure M due to the delay of completion changed to December 2026

The Enterprise Funds in **Table 3** show total expenditures of \$5,075,893 or 48% as of December 31, 2025, of the annual adopted budget amount of \$10,596,328. At mid-point of the fiscal year, most of the Enterprise Funds expenditures are close to 50% of the budget; except for the Vehicle ISF at 61% and the Storm Drain Fund at 36%.

Overall, the expenses for the Enterprise Funds incurred in the first half of the fiscal year are 48% if compared to the adopted budget amount. It is expected to incur the additional 52% by the end of the fiscal year with the addition of following adjustments.

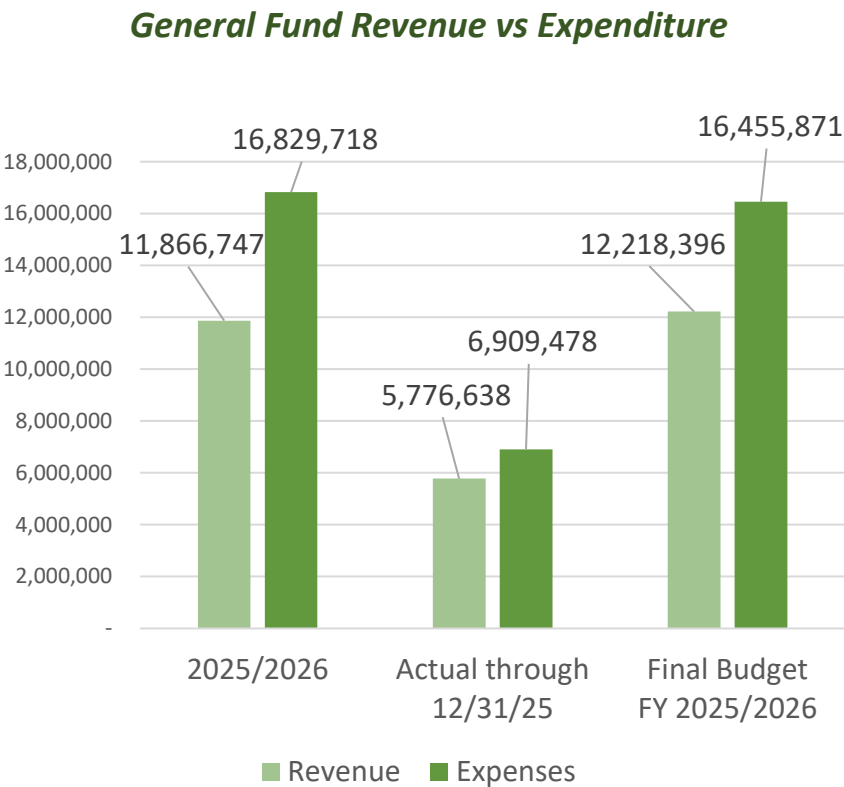
The main adjustments are:

- ✓ Increase in supplies-chlorine in the Water Fund due to Well 10 being back online
- ✓ Increase in aluminum biolac barge in the Sewer Fund due to preventative maintenance on the biolac pond system air lines

General Fund Revenue and Expenditure Summary

The revenues and expenditures below in **Figure 3** reflect General Fund revenues of \$5,776,638 or 49% of the annual budget at the midpoint of the fiscal year and General Fund expenditures of \$6,909,478 or 41% of the annual budget at the exact midpoint of the fiscal year. Therefore, at this point, the General Fund is showing a \$1,132,840 deficit on revenues over expenses. With the adjustments recommended by staff, the estimated year-end for the Fiscal Year 2025/2026 for revenues is \$12,218,396 and estimated expenditures are \$16,455,871, the general fund reserve balance is expected to decrease by approximately \$4,237,475.

Figure 3



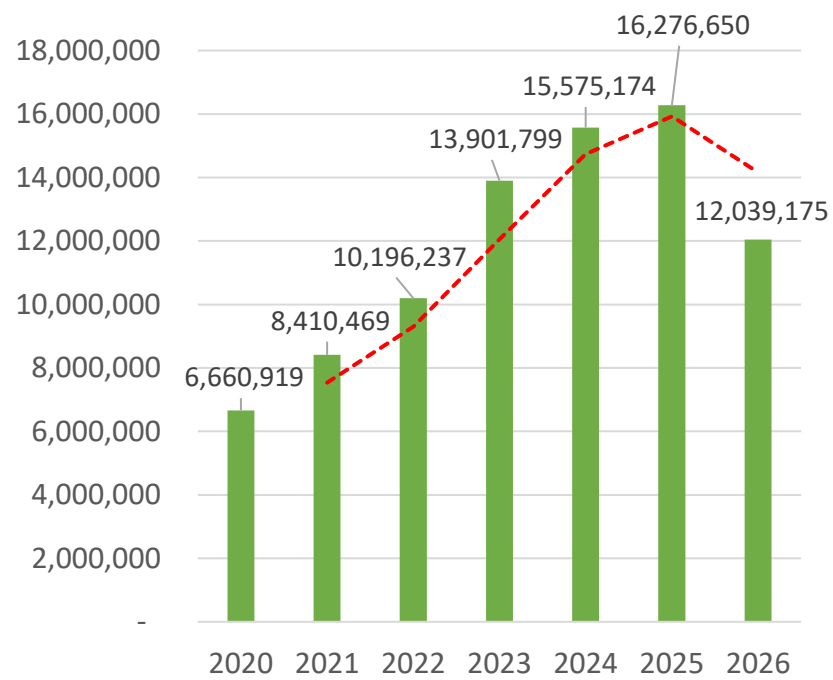
General Fund Reserves

The Fiscal Year 2025/2026 budget adopted by the City Council on June 11, 2025, projected a deficit of \$4,901,214 (expenditures exceeded revenues) in the General Fund. The mid-year budget review indicates the General Fund deficit will decrease to \$4,237,475 or \$725,496 after the first quarter budget adjustments on November 12, 2025.

Figure 4 shows the historical General Fund reserve cash balances with the projected surplus at the end of the Fiscal Year 2025/2026 and the estimated year-end balance for fiscal year 2024/2025.

Figure 4

General Fund Cash Reserves

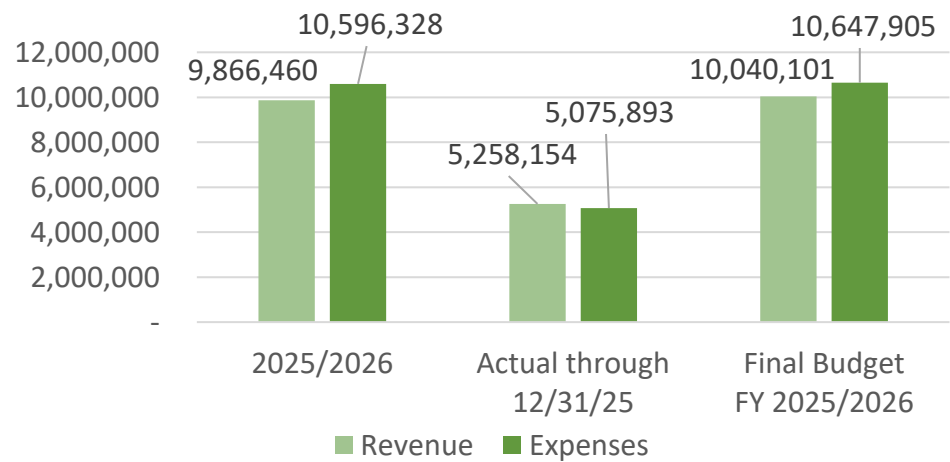


Enterprise Funds Revenue and Expenditure Summary

The revenues and expenditures presented in **Figure 5** below reflect the Enterprise Funds revenues of \$5,258,154 or 53% of the adopted budget at the midpoint of fiscal year and Enterprise Funds expenditures of \$5,075,893 or 48%. As a result, the Enterprise Funds are showing a surplus of \$182,261 at mid-year.

Figure 5

Enterprise Funds Revenue vs Expenditures



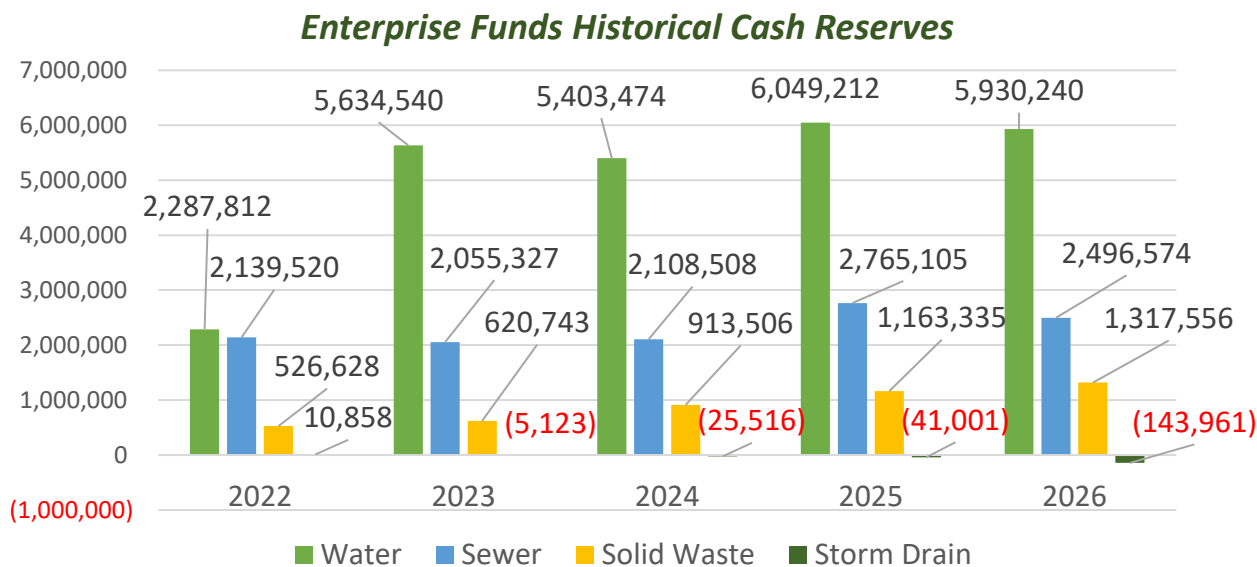
Enterprise Funds Cash Reserves

The Enterprise Funds are estimated to end Fiscal Year 2024/2025 with cash reserves in the Water, Sewer, Solid Waste, and Storm Drain funds of approximately \$9.9 million. The majority of these reserves are in the Water Fund, with revenues received for the construction of a new well in Fiscal Year 2023/2024. The new well is planned in the near future with all the upcoming residential and commercial development.

Figure 6 below shows the cash balances (working capital) over the period from the fiscal year ending June 30, 2022, through June 30, 2026 (estimated) by each Fund. Fiscal Year 2024/2025 is still being audited, therefore, the Fiscal Year 2024/2025 amounts are estimated.

Most of the Enterprise Funds seem to present a healthy reserve balance, with all but the Storm Drain Fund, having a projected decrease in the reserve balance. This negative balance was addressed in the Water, Waste Water and Storm Drain Rate Study that was conducted in 2023. The Storm Drain Rates were restructured and we should see the reserve balance back to a positive figure in the near future. The Water Fund will decrease \$118,972, the Sewer Fund will decrease \$268,531, the Solid Waste Fund will increase \$154,221 and the Storm Drain Fund will decrease \$102,960 this Fiscal Year 2025/2026, with an overall deficit of \$336,242.

Figure 6



In Fiscal Year 2023/2024 Council approved the water and sewer rates that went into effect February 1, 2024 and storm drain rates were also approved and went into effect April 1, 2024. All rate increases are scheduled until 2028. All three rate increases were necessary in order to help maintain infrastructure, operations and maintenance, new and ongoing capital projects, cover debt payments and maintain a healthy reserve balance for future emergencies.

Staff will continue to closely monitor all Enterprise Fund expenses to ensure sufficient liquidity to support operations and meet debt service obligations.

Looking into the future

❖ The Broader Economy

While easing off the peaks in 2022 through 2024, the domestic economy continues to experience inflation rates higher than the optimal 2% target, with recent rates ranging between 3% and 5% affecting nearly all economic activity and spending. Inflation, however, has begun to show favorable signs of decline from recent highs of 8% to 9%. Interest rates are still higher than desired, which impacts mortgages, capital investment and business expansion. Unemployment rates remain within normal levels of 4%, but uncertainty exists in maintaining stable levels due to macroeconomic and global conditions. Locally, water deliveries, drought and solar conversions threaten the health and strength of the agricultural economy and crop prices. Finally, the local agricultural and manufacturing economy faces further uncertainty with reciprocal tariff threats that may affect import and export markets.

❖ Fiscal Responsibility

The City continues to be prudent with its expenditures and maintaining its goal of providing excellent service levels and investing in improvements for residents, businesses and visitors. Revenues, including property taxes, sales and use taxes, and fees, remain stable and demonstrate modest growth. New Transient Occupancy Tax (TOT) revenue continues to augment the General Fund. New updated utility rates and service fees approved in Fiscal Year 2023/2024 are now fully implemented to recapture costs of service, to augment revenues and to keep pace with operations, maintenance costs and inflation. The City continues to address its unfunded CALPERS liability through its measured annual payment strategy. New three-year labor agreements were approved in 2024 holding salary and benefits at reasonable and affordable cost of living rates through June 30, 2027.

❖ Development Progress

The City of Kerman continues to show positive economic factors including additional new home construction and development of new commercial, industrial and retail businesses.

Since 2024, Crown Homes completed their Villa Serrano subdivision north of Whitesbridge at Siskiyou, with 144 homes and their California and Siskiyou project with an additional 85 single family residences (SFR). Another Crown subdivision with 163 SFR is currently under construction near the western City edge at Kearney Blvd.

Other major future housing developments that have received City approvals include: the Whispering Falls mixed-use project featuring over 118 SFR and 54 multi-family (MF) units and the Del Norte Estates with 200 SFR units and up to 87 MF units. The Del Norte Estes project also includes a set-aside of 3.6 acres for multi-family development and over five acres of Del Norte and Whitesbridge Road fronting-land for new commercial development.

The Orchards at Gil Estates consisting of 172 SFR and 8.8 acres zoned for future innovative mixed-use development. Harvest Estates has also received City approvals and Harvest Estates

includes a thoughtful mix of 183 SFR and over 21 acres reserved for future commercial development along Madera Avenue, north to Neilsen.

Commercial development continues at a brisk pace with the recent opening of Denny's, Dutch Bros. Coffee, Surf Thru Carwash, West Coast Sourdough, and a United Health Urgent Care clinic. An adjacent Fast-N-Esy gas station and convenience store are scheduled to open this summer.

On the west side, Bakman Properties has delivered Kerman's second Starbucks, a Chipotle Restaurant and a Baskin Robbins ice cream parlor. In the same center, tenant improvements are underway for an Anytime Fitness facility scheduled to open by summer of 2026.

Industrial growth is slow due to near zero vacancy of existing product, stagnating high interest rates and State regulations necessary for new development. Stabilization and growth of the new Buttonwillow Chemical Plant and a completed expansion of MEC Manufacturing contribute to modest growth in this sector.

The recent closures of underperforming businesses including Carl's Jr, Kentucky Fried Chicken restaurants and the Grocery Outlet grocery store, while a disappointment to Kerman residents, will have minimal impact on City revenues. The national bankruptcy of the Rite Aid Pharmacy poses a great inconvenience to Kerman residents. Broker activity has been swift and aggressive to re-lease or sell this property into productive use, with an announcement expected later this summer.

The new Harvest Elementary School is now in its second year. Kerman Unified School District continues to invest in its District facilities to keep pace with the residential growth and desirability of Kerman. Recent increases in School Development Impact Fees should not, as of yet, hinder the "hot" residential development market.

❖ **Future Investments**

The City has broken ground on the long-awaited Hart Ranch Park which will create a new recreational focal point for the community. Northwest Park is now complete with Phase II amenities under consideration for future budget years. With the financing secure and the selection of ELS Architects, the planning and design is underway for the new Multi-Generational Resiliency Center. And now, with completion of the 2025 bond financing, planning and development can resume on the new Police Station as a major facility investment. Additional street and infrastructure investments (water, sewer, sidewalks, alleyways), will continue in 2026 and beyond to maintain Kerman's assets and quality of life.

❖ Conclusion

In conclusion, the aforementioned discussion demonstrates our progress and confidence in Kerman's future and its continued growth and financial health. However, it will remain necessary to continue practicing fiscal prudence, due diligence and flexibility to adjust operations and priorities to changing economic conditions or unexpected events as necessary throughout the fiscal year.

City staff remains committed and diligent in their work to continuously monitor revenues and expenditures to anticipate and forecast adjustments to effectively manage the needs of the City with its available resources.



STAFF REPORT

MEETING DATE: March 25, 2026

PRESENTER: Jerry Jones, Community Development Director

SUBJECT: General Plan and Housing Element 2025 Annual Progress Report (JJ)

RECOMMENDATION: Council by motion adopt a resolution accepting the General Plan and Housing Element 2025 Annual Progress Report and authorizing submittal to the Governor's Office of Land Use and Climate Innovation and the California Department of Housing and Community Development.

EXECUTIVE SUMMARY:

Staff have completed the Annual Progress Report (APR) for the General Plan and Housing Element for the calendar year 2025. Pursuant to Government Code Section 65400, local planning agencies are required to provide an APR to the Governor's Office of Land Use and Climate Innovation (LCI) and the California Department of Housing and Community Development (HCD) by April 1st of each year on the implementation status of the City's General Plan and Housing Element for the prior calendar year. On March 23, 2026, the Planning Commission adopted a resolution (**Attachment 'B'**) recommending City Council review and accept the General Plan and Housing Element 2025 Annual Progress Report and authorize Staff to submit said report to LCI and HCD.

BACKGROUND:

Upon adoption of a general plan, Government Code Section 65400 requires local agencies to prepare an annual progress report on the implementation of the general plan and the associated housing element for the prior calendar year. The report provides local legislative bodies with information regarding the progress of implementation of the general plan and housing element for their respective jurisdiction, as well as any updates/amendments that may need to be made. The report also informs the public of the progress in meeting the community's goals. In addition, the annual progress report fulfills statutory requirements to report certain housing information, including; the local agency's progress in meeting its share of regional housing needs (i.e., applications, entitlements, building permits, and certificates of occupancy), certain rezoning and general plan amendment activities, actions taken towards completion of Housing Element programs, and local efforts to remove governmental constraints to the development of housing.

The completed report must be provided to the local legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Community Development (HCD) by April 1st of each year. City Staff have reviewed the

implementation programs included in the City’s General Plan and the approved 6th Cycle Housing Element and prepared the APR. The annual progress reporting on the implementation of the Housing Element must be completed using HCD standardized forms. The Housing Element APR is included as **Exhibit ‘A’ to Attachment ‘A’** and is discussed in the summary below. This staff report, along with the Housing Element APR, constitutes the General Plan APR to be submitted.

General Plan

The General Plan serves as the City’s guiding document for decisions concerning a variety of issues including growth, land use, housing, health and safety, and resource conservation. The City adopted its comprehensive 2040 General Plan update on July 8, 2020. The General Plan consists of seven (7) elements:

1. Economic Development (ED)

2. Land Use (LU)

3. Circulation (CIRC)

4. Housing (HE)
5. Conservation, Open Space, Parks and Recreation (COS)

6. Public Health and Safety (PH)

7. Public Facilities and Services (PFS)

The City strives to implement all aspects of the General Plan at the earliest opportunity. Each element of the General Plan includes goals, policies, and implementation programs. Table 1 provides status updates for various implementation programs with notable progress in 2025. For status updates on the implementation programs for the Housing Element, refer to “Table D” of **Exhibit ‘A’ to Attachment ‘A’**. In addition to preparing an annual progress report, the General Plan includes Policy LU-7.1, which requires the City to conduct a thorough review of the General Plan every five years and revise and update it as necessary. The City has commenced this review and update (if necessary), with completion expected in 2026.

Table 1. General Plan Implementation Program Updates		
Element/Program	Description	Status
ED/Program E	Collaboration with Fresno County Economic Development Corporation to Market New Agricultural Technologies	Ongoing; The City has a seat on the Board of Director’s for the Economic Development Corporation, allowing collaboration on new agricultural technologies that may be well suited for Kerman.
LU/Program B	Redevelopment of Nonconforming Uses	Completed; Through funding from a Local Early Action Planning (LEAP) grant, the City completed a Mixed-use Program that provides site plan concepts for development of the existing underutilized properties at the southwest corner of Whitesbridge and Vineland.

LU/Program F	Streetscape Improvements	The City completed the Downtown Corridor Revitalization Project, Phase I, in 2025. The project made streetscape improvements along Madera Avenue. The project was partially funded by a Clean CA grant from Caltrans.
LU/Program G	Dark Skies Ordinance	The City has tasked Precision Civil Engineering with research and development of an ordinance. The ordinance is expected to be completed in 2026.
LU/Program H	Agricultural Mitigation Program	The City has tasked Precision Civil Engineering with research and development of a program, including public outreach. The program is expected to be completed in 2026.
PFS/Program A	Water, Sewer, and Storm Drainage Master Plans	Ongoing; The City continued work on the update of the water, sewer, and storm drainage master plans.

In addition to reporting on the progress of implementation programs of the General Plan, LCI guidance requires the City to report on any planning activities initiated, general plan amendments, and major development applications processed during the reporting period. For progress of planning activities refer to Table 1 for status updates. The following are general plan amendments and/or major development applications processed during the reporting period:

1. General Plan Amendment 2023-01; Whispering Falls Project; Approved and Annexed
The City Council approved the entitlements for the Whispering Falls Project on September 25, 2024. Fresno Local Agency Formation Commission (LAFCo) approved the annexation on April 9, 2025. The final map, subdivision agreement, and associated documents were approved by City Council on August 13, 2025.
2. Crown-Schaad Residential Development; Approved and Annexed
The City Council approved the entitlements for the Crown-Schaad Residential Development on September 25, 2024. Fresno Local Agency Formation Commission (LAFCo) approved the annexation on April 9, 2025. The final map, subdivision agreement, and associated documents were approved by City Council on August 27, 2025.

3. General Plan Amendment 2023-02; The Orchards at Gill Estates; Approved
 The City Council approved The Orchards at Gill Estates on November 12, 2025. The Project approvals included General Plan Amendment 2023-02, Environmental 2023-04, Rezone 2023-03, Tentative Parcel Map 2024-01, Tentative Subdivision Map 2023-03, and Annexation 2023-03. The Project consists of the annexation of approximately 40 acres to the City, pre-zoning of 30.39 acres to the SD-R-3.5 (Smart Development Combining District – Residential – minimum 3,500 square feet) zone district and 8.74 acres to the Mixed Use zone district, and subdivision of approximately 28.35 acres into 172 single-family residential lots, one (1) lot (8.74 acres) reserved for mixed use development in the future, and a 2.04 acre remainder to accommodate an existing single-family residence. The amendment to the General Plan consisted of the change of 9.64 acres of General Commercial land use to 0.9 acres of Medium Density Residential and 8.74 acres of Mixed Use.

4. General Plan Amendment 2023-03; Del Norte Estates; Approved and Annexed
 The City Council approved the Del Norte Estates on February 26, 2025. The Project approvals included General Plan Amendment 2023-03, Environmental 2023-08, Rezone 2023-04, Tentative Subdivision Map 2023-04, and Annexation 2023-04. The Project consists of the annexation of 72.29 acres to the City, pre-zoning of 38.88 acres to the SD-R-5.0 (Smart Development Combining District – Residential – minimum 5,000 square feet) zone district, 10.96 acres to the R-2 (Multi-Unit Residential) zone district, and 18.95 acres to the General Commercial zone district, and subdivision of approximately 48 acres into 200 single-family residential lots, one (1) 3.64 acre multi-family residential lot which will allow for 72 to 87 multi-family units in the future, and four (4) commercial lots totaling approximately 5 acres reserved for future development. The amendment to the General Plan consisted of the change of the land use designations of approximately 48 acres to increase MDR – Medium Density Residential and the addition of HDR – High-Density Residential, with a corresponding reduction in land designated GC – General Commercial. Fresno Local Agency Formation Commission (LAFCo) approved the annexation on May 14, 2025.

5. General Plan Amendment 2025-01; Harvest Estates Residential Project; In Progress
 The City accepted a complete application for the Harvest Estates Residential Project on June 11, 2025. The Project application includes General Plan Amendment 2025-01, Environmental 2025-02, Rezone 2025-01, Tentative Subdivision Map 2025-01, and Annexation 2025-01. The Project proposes the annexation of 88.89 acres to the City, pre-zoning of approximately 57 acres to the SD-R-3.5 (Smart Development Combining District – Residential – minimum 3,500 square feet) zone district and 31 acres to the General Commercial zone district, and subdivision of approximately 54.2 acres into 183 single-family residential lots and one (1) 21 acre remainder for future commercial development. The proposed amendment to the General Plan consists of the change of the land use designations of approximately 54.2 acres to increase MDR – Medium Density Residential (approximately 29 acres to 31 acres) with a corresponding reduction in land designated GC – General Commercial (approximately 24 acres to 21 acres). Planning Commission has made a recommendation to City Council to approve this Project as of the date of this report.

In total, the above residential development projects will result in 836 single-family residential units and up to 141 multi-family residential units (not including the possible yield from the mixed-use parcel proposed as part of The Orchards at Gill Estates). The City also continues to receive inquiries regarding residential development on other properties and anticipates the submittal of new development applications in 2026.

Housing Element

State Housing Element Law (Government Code Section 65580, et seq.) mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The City’s current Housing Element (6th Cycle), incorporated as part of the Fresno County Multi-Jurisdictional Housing Element, was adopted on June 12, 2024. The City’s 6th Cycle Housing Element is a comprehensive policy document that forms a crucial part of the City's General Plan. Covering the planning period from December 31, 2023, to December 31, 2031, this Housing Element aims to address current and projected housing needs, identify suitable locations for housing development, and establish goals, policies, and programs to meet the community's housing requirements.

As part of the development of housing elements for all jurisdictions, a Regional Housing Needs Assessment (RHNA) must be prepared. The RHNA establishes exactly how many new homes, and at what affordability levels, a jurisdiction is required to plan for within an eight-year planning cycle to address regional and State housing needs. Through the RHNA allocation, each jurisdiction is assigned its “fair share” of housing production at specified affordability levels. Fair share ensures that each city or county plans for its proportionate share of the regional housing needs, including affordable housing for various income levels. As the planning body for the Fresno County region, the Fresno Council of Governments prepared the 6th Cycle RHNA which provides the housing allocation for each jurisdiction within the region.

The City’s Housing Element RHNA allocation for the 6th Cycle planning period, which spans 2023 to 2031, is 1,063 units. The City’s RHNA allocation and progress are shown in Table 2 below, which is a summary of “Table B” of the APR provided as **Exhibit ‘A’ to Attachment ‘A’**. As identified in the table, 49 new above moderate-income housing units were issued building permits in 2025. The City remains 959 units short, as of year two of the eight-year planning period. Progress toward achieving the mandated RHNA allocation is a key component of the annual Housing Element APR submitted to HCD.

Table 2. RHNA Allocation and Progress Summary					
Income Level	RHNA Allocation	2024 Units	2025 Units	Units to Date	Remaining RHNA
Very Low	285	-	-	-	285
Low	134	-	-	-	134
Moderate	168	-	-	-	167
Above Moderate	476	55	49	104	372
Total	1,063	55	49	104	959

The complete HCD standardized APR represents the City's activity for the calendar year of 2025 and is provided as **Exhibit 'A' to Attachment 'A'**. Some things to consider that may have directly or indirectly impacted the City's ability to attain or meet the Housing Element's goals and policies:

- Competitive homebuyers and rental markets
- Higher interest rates
- Higher construction costs

The City's Housing Element includes thirty two (32) implementation programs intended to further the development of housing, specifically affordable housing. As part of the Housing Element APR, the City must report on the status of implementation of each program. "Table D" of the Housing Element APR provides a list of the programs, their objectives, timeframes for implementation, status updates, and quantified outcomes. Table 3 below provides a list of programs with notable implementation progress made in 2025.

Table 3. Housing Element Implementation Program Updates		
Program	Objective	Status
Program 1: Regional Collaboration on Housing Opportunities	Participate in the countywide Housing Element Technical Committee (HETC) to collaborate on housing program implementation and regional issues.	Staff attended the HETC meeting on September 16, 2025. Sub-committees were established for fair housing, resource book development, and grants/gaps.
Program 4: Annexation and Provision of Adequate Sites	Annex at least 40 acres of vacant county land, of which 35 acres will have a General Plan designation of MDR and 5 acres will have a General Plan designation of HDR. Annex 9.6 acres of vacant county land for single-family homes consistent with the General Plan designation of MDR.	City Council approved Resolution No. 24-77 (Initiating annexation of 64.76 acres with 5 acres designated HDR and the balance designated MDR). The City Council approved Resolution No. 24-78 (Initiating annexation of 9.69 acres designated MDR). LAFCo approved the annexations on April 9, 2025.

Program 7: Affordable Housing Incentives	Seek partnerships with agencies (such as Fresno Housing) to discuss and pursue viable opportunities for providing affordable housing. Promote Density Bonuses, provide incentives, and streamlined processing to promote affordable housing. Streamline the environmental review process.	In December 2025, the City met with Fresno Housing to discuss their proposal for a 64-unit affordable housing development to be located on property zoned for general commercial that has been vacant for many years. The Housing Authority is proposing to streamline the development under the provisions of AB 2011 and applicable CEQA exemptions. Reduced parking incentives under KMC Chapter 17.42 will be utilized. Continued coordination and submittal of a formal development application has occurred as of the date of this APR.
Program 12: Promote and Facilitate Accessory Units	Provide pre-approved ADU plans at varying square footages. Provide informational materials on the City's website and at the public counter.	Permits were issued for two (2) ADUs utilizing the City's pre-approved ADU plans in 2025. Plan updates to be compliant with the new 2025 CBC were initiated. Updates to the City's ADU Guide and Ordinance were also initiated.
Program 28: Energy Conservation	Expedite review and approval of alternative energy devices (e.g. solar panels).	The City has implemented the SolarApp+ online solar permitting platform in compliance with SB 379. The platform streamlines permitting by processing approvals online, with no City plan check required. The City has typical permit turnaround times of 1-2 days. There were a total of 19 permits issued using the platform from the time it went live in mid-2025.

Program 31: Improve Access to Resources	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 including, but not limited to: - Eastside Community Park - Vineland Avenue Street Rehabilitation	Construction continues on Eastside Community Park (Hart Ranch Park). The City also completed the Goldenrod Avenue Rehabilitation Project, from the UPRR to Kearney Boulevard in 2025.
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Environmental Review

The APR has been determined to be categorically exempt under the California Environmental Quality Act (CEQA) guidelines, Section 15306 (Information Collection) as it consists of basic data collection that does not result in a serious or major disturbance to an environmental resource. The APR is strictly for information-gathering purposes as required by Government Code Section 65400. Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply to this Project.

Conclusion

The APR for the General Plan and Housing Element describes the progress of the City’s ongoing efforts to implement and assess identified goals, policies, and objectives in the General Plan and Housing Element. Demonstration of ongoing compliance with State-required reporting ensures that the City maintains eligibility and competitiveness for ongoing grant funding opportunities that may help to implement these goals and policies. City staff will continue its proactive efforts to assist property owners, developers, community groups, and residents in achieving project approvals and streamlining building permit issuance.

FISCAL IMPACT:

None

ATTACHMENTS:

- A. Resolution w/Exhibit
- B. Planning Commission Resolution (to be presented at the City Council meeting)

Attachment ‘A’

RESOLUTION NO. 26-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN ACCEPTING THE GENERAL PLAN AND HOUSING ELEMENT 2025 ANNUAL PROGRESS REPORT AND AUTHORIZING SUBMITTAL TO THE GOVERNOR’S OFFICE OF LAND USE AND CLIMATE INNOVATION AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, Government Code Section 65400 requires the planning agency to provide an annual report to the City Council regarding the progress towards implementation of the General Plan and Housing Element and submit an annual progress report by April 1 of each year to the Governor’s Office of Land Use and Climate Innovation and the California Department of Housing and Community Development; and

WHEREAS, planning staff have prepared an annual report regarding the progress and implementation of the General Plan and Housing Element for the calendar year 2025, utilizing the prescribed forms and instructions provided by the California Department of Housing and Community Development attached as **Exhibit ‘A’**; and

WHEREAS, the Planning Commission recommended that City Council review and accept the General Plan and Housing Element 2025 Annual Progress Report at it’s March 23, 2026 meeting; and

WHEREAS, the City Council has considered the efforts undertaken by the City of Kerman to implement the General Plan and Housing Element through both public and private efforts; and

WHEREAS, the City Council finds that the 2025 Annual Progress Report, which includes the General Plan and Housing Element Annual Progress Report, is categorically exempt from California Environmental Quality Act (CEQA), Section 15306, Information Collection.

NOW, THEREFORE, the City Council of the City of Kerman, herby resolves as follows:

- Section 1. The above recitals are true and correct and incorporated herein by reference.
- Section 2. The City Council has reviewed and accepted the General Plan and Housing Element 2025 Annual Progress Report.
- Section 3. The City Council authorizes staff to submit said report to the Governor’s Office of Land Use and Climate Innovation and the California Department of Housing and Community Development and the pursuant to Government Code Section 65400.
- Section 4. This resolution is effective upon its adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting of held on the 25th day of March 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Dalia Santana-Zamudio
Deputy City Clerk

Exhibit 'A'

Section 7, Item B.

Tables C, E, F, F2, G, H, J, L, and LEAP Reporting are not included because the City had nothing to report.

Jurisdiction	Kerman	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
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		49
Total Units		49

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	372	41	54
2 to 4 units per structure	0	2	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	6	3
Mobile/Manufactured Home	0	0	0
Total	372	49	57

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	9	10
Not Indicated as Infill	39	39

Housing Applications Summary	
Total Housing Applications Submitted	4
Number of Proposed Units in All Applications Received:	194
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications:	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
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
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	4	194

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	80
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Kerman	
Reporting Year	2025	(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 A
Housing Development Applications Submitted

[illegible]

Jurisdiction	Kerman	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

TABLE A2

* Some columns that are not applicable or have no information entered have been hidden for printing purposes

Activity Report Summary - New Construction, Entitled, Permits and																								
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement					Affordability by Household Incomes - Building Permits					Affordability by Household Incomes - Certificates of Occupancy				Streamlining	Historic Sites	Infill	
1					2	3	4			5	6	7			8	9	10			11	12	13	14	15
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L 2	Infill Units? Y/N*
Summary Row: Start Data Entry Below							0	0	372		372	0	0	49		49	0	0	57		57			
020-120-29S & 020-120-30S	020-120-29S & 020-120-30S	336 N. Del Norte Ave	Del Norte Estates	TSM 2023-04	SFD	O			200	2/26/2025	200					0					0	NONE	No	N
020-120-03S & 020-120-06	020-120-03S & 020-120-39	15319 W. Nielson Ave	The Orchards at Gill Estates	TSM 2023-03	SFD	O			172	11/12/2025	172					0					0	NONE	No	N
023-236-02S	023-236-02S	551 S 9th St		22-RES-0512	SFD	R					0					0			2	9/10/2025	2	NONE	No	Y
023-236-02S	023-236-02S	552 S 9th St		22-RES-0503	ADU	R					0					0			1	9/10/2025	1	NONE	No	Y
023-234-07S	023-234-07S	591 S SEVENTH ST		23-RES-0355	ADU	R					0					0			1	5/23/2025	1	NONE	No	Y
023-163-01S	023-163-01S	758 S MANOR DR		24-ADU-0002	ADU	R					0					0			1	11/17/2025	1	NONE	No	Y
023-590-51	023-590-51	706 S 19TH ST		24-RES-0367	ADU	R					0			1	9/16/2025	1					0	NONE	No	Y
023-071-09	023-071-09	1072 S VINELAND AVE		24-RES-0410	ADU	R					0			1	7/16/2025	1					0	NONE	No	Y
023-145-06	023-145-06	15320 W E ST		24-RES-0411	ADU	R					0			1	1/24/2025	1					0	NONE	No	Y
023-216-07S	023-216-07S	14800 & 14810 W CALIFORNIA		25-RES-0013	2 to 4	R					0			2	9/18/2025	2					0	NONE	No	Y
023-481-01S	023-481-01S	15642 W C ST		25-RES-0117	SFD	O					0			1	12/8/2025	1					0	NONE	No	Y
023-142-01	023-142-01	15271 W G ST		25-ADU-0002	ADU	R					0			1	10/29/2025	1					0	NONE	No	Y
023-164-09	023-164-09	15449 W D ST		25-ADU-0003	ADU	R					0			1	10/29/2025	1					0	NONE	No	Y
020-414-20S	020-414-20S	16195 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0187	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-19S	020-414-19S	16183 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0194	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-18S	020-414-18S	16171 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0189	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-16S	020-414-16S	16151 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0190	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-15S	020-414-15S	468 S SUSAN AVE	Tract 6447 (Crown-Schaad)	25-RES-0191	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-13S	020-414-13S	450 S SUSAN AVE	Tract 6447 (Crown-Schaad)	25-RES-0193	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-12S	020-414-12S	440 S SUSAN 440 S SUSAN AVE	Tract 6447 (Crown-Schaad)	25-RES-0192	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-11S	020-414-11S	430 S SUSAN AVE	Tract 6447 (Crown-Schaad)	25-RES-0196	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-09S	020-414-09S	402 S SUSAN AVE	Tract 6447 (Crown-Schaad)	25-RES-0197	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-06S	020-414-06S	16172 W DAVID AVE	Tract 6447 (Crown-Schaad)	25-RES-0198	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-414-05S	020-414-05S	16180 W DAVID AVE	Tract 6447 (Crown-Schaad)	25-RES-0199	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-03S	020-414-03S	16200 W DAVID AVE	Tract 6447 (Crown-Schaad)	25-RES-0201	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-414-02S	020-414-02S	16210 W DAVID AVE	Tract 6447 (Crown-Schaad)	25-RES-0202	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-414-01S	020-414-01S	16220 W DAVID AVE	Tract 6447 (Crown-Schaad)	25-RES-0203	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-415-08S	020-415-08S	16162 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0204	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-415-09S	020-415-09S	16172 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0205	SFD	O					0			1	9/16/2025	1					0	NONE	No	N
020-415-05S	020-415-05S	16181 W DAVID AVE	Tract 6447 (Crown-Schaad)	25-RES-0211	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-415-11S	020-415-11S	16190 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0206	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-415-13S	020-415-13S	16208 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0207	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-415-14S	020-415-14S	16218 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0208	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-413-07S	020-413-07S	16240 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0209	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-413-14S	020-413-14S	16250 W MONTEREY AVE	Tract 6447 (Crown-Schaad)	25-RES-0210	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-415-06S	020-415-06S	16171 W DAVID AVE	Tract 6447 (Crown-Schaad)	25-RES-0212	SFD	O					0			1	9/17/2025	1					0	NONE	No	N
020-415-07S	020-415-07S	16161 W DAVID AVE	Tract 6447 (Crown-Schaad)	25-RES-0213	SFD	O					0			1	9/17/2025	1					0	NONE	No	N

Note. * indicates an optional field

Note. * indicates an optional field

Jurisdiction	Kerman	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	285	-	-	-	-	-	-	-	-	-	-	-	285
Low	Deed Restricted	134	-	-	-	-	-	-	-	-	-	-	-	134
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	168	-	-	-	-	-	-	-	-	-	-	-	167
	Non-Deed Restricted	-	1	-	-	-	-	-	-	-	-	-	1	-
Above Moderate		476	-	-	55	49	-	-	-	-	-	-	104	372
Total RHNA		1,063	-	-	-	-	-	-	-	-	-	-	-	-
Total Units		-	1	-	55	49	-	-	-	-	-	-	105	958

* This is an error in the
Spreadsheet formulas;
Should be 0

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Kerman						
Reporting Year		2025		(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.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1: Regional Collaboration on Housing Opportunities	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.	12/31/2031	6th Cycle	Continuous	The Committee met once on September 16, 2025 to discuss program implementation and establish various sub-committees. Sub-committees were created for fair housing, resorce book development, and grants/gaps.	Meetings	1	Meeting agenda is on file with the City.
Program 1: Regional Collaboration on Housing Opportunities	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.	12/31/2031	6th Cycle	Continuous	The Committee will meet with HCD when scheduled.	Meetings	0	None
Program 1: Regional Collaboration on Housing Opportunities	The Housing Element Technical Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.	12/31/2031	6th Cycle	Continuous	The Committee created a sub-committee for grants/gaps at it's September 16, 2025 meeting to advocate for regional funding.	Meetings	1	Meeting agenda is on file with the City.
Program 1: Regional Collaboration on Housing Opportunities	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	12/31/2031	6th Cycle	Continuous	The City continues to seek partnerships with other jurisdictions and agencies.	Meetings	0	None

Program 1: Regional Collaboration on Housing Opportunities	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.	12/31/2025	6th Cycle	In Progress	The Committee created a sub-committee for development of a resource book at it's September 16, 2025 meeting. Development is in progress. Quantified outcome will be the completed resource book.	Other	0	Meeting agenda is on file with the City.
Program 2: Review Annexation Standards in Memorandum of Understanding	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 Memorandum of Understanding.	12/31/2026	6th Cycle	Not Yet Started	The City completed three annexations in 2025 under the standards of the MOU, without any issues. The City will schedule a meeting with the County to review the MOU standards.	Meetings	0	None
Program 3: Homeless/Unhoused Needs	Coordinate with the county, cities, and other agencies to develop programs aimed at providing homeless shelters and related services, and assist at least 5 homeless persons. City will monitor the demographic composition of the unhoused population to identify needs for targeted resources and determine what efforts to make, such as providing education on financial assistance and programs available.	12/30/2031	6th Cycle	Continuous	The City coordinates closely with the County regarding services available to homeless persons. When contact is made with an individual, County services are relayed to them. In 2025, after identifying two homeless persons living at the City/County line, the City made contact with the County to reach out to offer them services and the County followed up with them. The City continues to to monitor the demographic composition of the unhoused.	Persons	2	None
Program 3: Homeless/Unhoused Needs	Support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services.	12/31/2031	6th Cycle	Continuous	The City will provide support when approached. Quantified outcome will be the number of providers, agencies, and organizations assisted by the City.	Other	0	None
Program 4: Annexation and Provision of Adequate Sites	Annex 40 acres of vacant county land, of which 15 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. (See Figure 1-G-5 in the Sites Inventory Section).	4/30/2027	6th Cycle	Completed	The annexdation has been completed. Quantified outcome is the number of acres annexed.	Other	40	Certificate of Completion was recorded as Fresno County Document No. 2025-0045927.
Program 4: Annexation and Provision of Adequate Sites	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).	4/30/2027	6th Cycle	Completed	The annexdation has been completed. Quantified outcome is the number of acres annexed.	Other	10	Certificate of Completion was recorded as Fresno County Document No. 2025-0047257.

Program 4: Annexation and Provision of Adequate Sites	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.	12/31/2031	6th Cycle	Continuous	The City continues to monitor and report on residential development and inventory. Each proposed development is reviewed to ensure the densities are not lower than those required to meet the RHNA. Quantified outcome is the number of rezones completed to accommodate the RHNA.	Other	0	The HE sites inventory is available at: https://www.cityofkerman.gov/173/Housing-Element
Program 4: Annexation and Provision of Adequate Sites	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.	12/31/2031	6th Cycle	Not Yet Started	The City will participate in the development of the next RHNA Plan. Quantified outcome is the completed RHNA Plan.	Other	0	None
Program 5: Water and Wastewater Service	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.	6/30/2025	6th Cycle	In Progress	The City plans, budgets, and implements capital improvements to its water and wastewater systems to ensure service to all new developments, with priority given to providing service to developments that include affordable housing units. The City is also in the process of updating it's water and wastewater master plans to ensure adequate service into the future. Quantified outcome will be the adopted policy.	Other	0	None
Program 6: Use of Sites in Previous Cycles	Any non-vacant sites identified in the prior 5th 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. These provisions apply to site U-1 (APNs 02303039, 02303041, and a portion of 02303044S).	6/12/2024	6th Cycle	Completed	Site U-1 is zoned R-3 (multi-unit residential; maximum density of 24 units/acre). Any multi-unit development proposed on the site will be by-right.	Other	1	Zoning Code Table 17.10-1: https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman1710.html#17.10

Program 7: Affordable Housing Incentives	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. Pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing for persons with disabilities.	12/31/2031	6th Cycle	Continuous	In December 2025, the City met with the Fresno Housing Authority to discuss their proposal for a 64-unit affordable housing development to be located on property zoned for general commercial that has been vacant for many years. The Housing Authority is proposing to streamline the development under the provisions of AB 2011. Continued coordination and submittal of a formal development application has occurred as of the date of this APR.	Units	0	None
Program 7: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	The City has provided fee reductions to affordable housing development in the past and will continue to consider requests as new developments arise.	Units	0	None

Program 7: Affordable Housing Incentives	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).	12/31/2031	6th Cycle	Continuous	The City's Municipal Code, Chapter 17.42, provides for density bonuses. Fresno Housing Authority's proposed 64-unit affordable housing development will utilize the reduced parking provisions of this Chapter.	Units	0	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman1742.html#17.42
Program 7: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	Fresno Housing Authority's proposed 64-unit affordable housing development will be processed under AB 2011 and applicable CEQA exemptions.	Units	0	None
Program 7: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	The City continues to monitor for funding availability. Funding applications are typically prepared by the project proponent, but the City is available to provide technical assistance and support. It is anticipated that the City will provide letter(s) of support for funding for Fresno Housing Authority's 64-unit affordable housing development in 2026.	Units	0	None
Program 7: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	The City will facilitate subdivisions and planning documents that enable affordable housing. Fresno Housing Authority's 64-unit affordable housing development may require a lot line adjustment.	Units	0	None

Program 7: Affordable Housing Incentives	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.	12/31/2031	6th Cycle	Continuous	The City continues to provide information on vacant or underutilized sites on the westside to developers to facilitate possible acquisition and development of housing.	Units	0	None
Program 7: Affordable Housing Incentives	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.	6/12/2025	6th Cycle	Continuous	The City is compiling an inventory of religious institutions within the City. Notifications will be provided in 2026.	Units	0	None

Program 8: Support Funding for Farmworker Housing	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.	12/31/2031	6th Cycle	Continuous	In December 2025, the City met with the Fresno Housing Authority to discuss their proposal for a 64-unit affordable housing development to be located on property zoned for general commercial that has been vacant for many years. The Housing Authority is proposing to streamline the development under the provisions of AB 2011. Continued coordination and submittal of a formal development application has occurred as of the date of this APR. Discussion on provisions for farmworker housing will occur as the development progresses.	Units	0	None
Program 8: Support Funding for 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.	12/31/2031	6th Cycle	Continuous	The City continues to monitor for funding opportunities.	Households	0	None
Program 8: Support Funding for Farmworker Housing	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.	6/30/2024	6th Cycle	Continuous	The City's website has been updated to provide a link to LIWP resources.	Other	1	https://www.cityofkerman.gov/173/Housing-Element
Program 8: Support Funding for Farmworker Housing	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.	12/31/2031	6th Cycle	Continuous	The City will continue to perform outreach to schedule meetings with interested farmworker housing developers and advocates and provide assistance and support in identifying potential sites and funding opportunities.	Meetings	0	None

Program 9: 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.	12/31/2031	6th Cycle	Continuous	In December 2025, the City met with the Fresno Housing Authority to discuss their proposal for a 64-unit affordable housing development. Continued coordination and submittal of a formal development application has occurred as of the date of this APR. Discussion on provisions for farmworker housing will occur as the development progresses.	Units	0	None
Program 9: Farmworker Preference in New Affordable Housing	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.	12/31/2031	6th Cycle	Continuous	The City will continue to perform outreach to schedule meetings with interested farmworker housing developers.	Meetings	0	None
Program 10: Extremely Low-Income Households	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.	12/31/2031	6th Cycle	Continuous	The City has not yet identified a funding source to financially support such organizations. The City is researching such organizations within the City for outreach.	Meetings	0	None
Program 10: Extremely Low-Income Households	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.	12/31/2031	6th Cycle	Continuous	The City amended the Zoning Code in 2024 to provide density bonus provisions. As affordable housing developments are proposed, the City will monitor for any regulatory roadblocks and explore expanded incentives to facilitate the developmeent of affordable housing.	Units	0	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman1742.html#17.42

Program 10: Extremely Low-Income Households	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.	12/31/2031	6th Cycle	Continuous	In December 2025, the City met with the Fresno Housing Authority to discuss their proposal for a 64-unit affordable housing development to be located on property zoned for general commercial that has been vacant for many years. The Housing Authority is proposing to streamline the development under the provisions of AB 2011. Continued coordination and submittal of a formal development application has occurred as of the date of this APR. Based on input Fresno Housing had received, they are including some 1-bedroom units that may appeal to young adults.	Units	0	None
Program 10: Extremely Low-Income Households	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.	12/31/2031	6th Cycle	Continuous	The City Council adopted the amended Zoning Code on May 22, 2024, which permits SRO facilities and transitional and supportive housing in various zone districts.	Units	0	None
Program 11: Preservation of At-Risk Housing Units	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.	12/31/2031	6th Cycle	Continuous	The City is not aware of any at-risk housing. The City will contact property owners of at-risk units as they arise.	Units	0	None
Program 11: Preservation of At-Risk Housing Units	Reach out to agencies interested in purchasing and/or managing at-risk units.	12/31/2031	6th Cycle	Continuous	The City is not aware of any at-risk housing. The City will contact agencies interested in purchasing and/or managing at-risk units as they arise.	Units	0	None
Program 11: Preservation of At-Risk Housing Units	Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	12/31/2031	6th Cycle	Continuous	The City is not aware of any at-risk housing. The City will provide education to tenants when warranted.	Persons	0	None
Program 12: Promote and Facilitate Accessory Units	Provide pre-approved ADU plans at varying square footages (two plans are under 500 square feet), which will limit or eliminate fee costs.	12/31/2031	6th Cycle	Continuous	The City has three (3) pre-approved ADU plans available, with two (2) under 500 SF. In 2025, the City initiated the update of the pre-approved ADU plans to comply with the 2025 California Building Code.	Units	2	https://www.cityofkerman.gov/163/ADU-Program

Program 12: Promote and Facilitate Accessory Units	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. 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.	12/31/2031	6th Cycle	Continuous	The City's ADU Guide is available on the City's website and at the public counter. In 2025, the City initiated the update of the ADU Guide, as well as the City's Municipal Code, to ensure compliance with recent legislation. Quantified outcome will be the annual updates and publication.	Other	0	https://www.cityofkerman.gov/163/ADU-Program
Program 12: Promote and Facilitate Accessory Units	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.	12/31/2024	6th Cycle	Continuous	The City will work with developers interested in constructing ADUs with their development, including possible impact fee modifications, deviations from standards, expedited review, etc.	Units	0	None
Program 13: Replacement Units	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.	12/31/2031	6th Cycle	Continuous	There was no development of any site that has been occupied by or restricted for the use of lower-income households in 2025. The City will implement the replacement requirement for any proposed development of said sites on a case-by-case basis.	Units	0	None
Program 14: Housing for a Variety of Needs/New Growth Strategy	Work with developers as projects 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.	6/30/2025	6th Cycle	Continuous	The City continues to work with developers to promote a variety of housing types to meet the needs of the City. The entitlements for the Del Norte Estates Subdivision were approved in 2025, which included a 3.64-acre parcel designated for multi-family residential, when the GP land use designation did not require it, but the City requested it. The City entitled two (2) residential developments in 2025, with neither being a subdivision of greater than 200 units. The City has not amended the Zoning Ordinance to add the 200 unit threshold, but will do so in 2026.	Units	0	None

Program 15: Local Labor Program	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.	12/31/2031	6th Cycle	Continuous	For purposes of efficiency, the City has posted a link to the list developed by the City of Fresno on the City's website. The City will work to create and maintain its own list, with the City of Fresno's as a starting point. Quantified outcome is the publication of the list.	Other	1	https://www.cityofkerman.gov/173/Housing-Element
Program 16: Zoning Code Amendments	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.	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024, including the Density Bonus provision. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html
Program 16: Zoning Code Amendments	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.	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html
Program 16: Zoning Code Amendments	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, 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).	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html
Program 16: Zoning Code Amendments	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	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html

Program 16: Zoning Code Amendments	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.	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html
Program 16: Zoning Code Amendments	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	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html
Program 16: Zoning Code Amendments	Define single-room occupancy units and identify at least one zone where they will be permitted.	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html
Program 16: Zoning Code Amendments	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	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html
Program 16: Zoning Code Amendments	Clarify permit requirements for multifamily projects with 41 or more units and without 20 percent of units affordable to lower-income households.	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html
Program 17: CUP Requirement for Multifamily and Mixed-Use Developments	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.	12/31/2031	6th Cycle	Continuous	There were no housing developments entitled with 41 or more units in 2025, so no constraints could be identified. A CUP is not required in the applicable R-2 and R-3 zones. The 3-acre min. lot size for the MU zone was removed in 2024. The removal of the CUP requirement in for the R-3, MU, and GC zones was overlooked during the 2024 code amendment and will be addressed in 2026. Quantified outcome is the code amendment.	Other	0	None
Program 18: Reasonable Accommodations and Universal Design	Develop and adopt a reasonable accommodations ordinance.	12/31/2024	6th Cycle	Completed	The City Council adopted the amended Zoning Code on May 22, 2024, including reasonable accommodation and universal design provisions. Quantified outcome is the code amendment.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman17.html

Program 18: Reasonable Accommodations and Universal Design	Create brochures on universal design and reasonable accommodations ordinance and update biannually or as needed.	7/31/2025	6th Cycle	Not Yet Started	The City has yet to create the brochures. The brochures will be created in 2026. Quantified outcome are the brochures.	Other	1	None
Program 19: Lot Consolidation	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. 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.	12/31/2031	6th Cycle	Continuous	The City continues with outreach and working with developers to facilitate the consolidation of lots to facilitate housing. During 2025, the City received an application from the property owner of a portion of Underutilized Site 1 to construct a multi-family units. The City continues to work with the property owner to consolidate the lots and move the project forward. Quantified outcome is lot consolidations.	Other	0	None
Program 20: Lot Splits	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. 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.	12/31/2031	7th Cycle	Continuous	The City continues with outreach and working with developers to facilitate lot splits. During 2025, the City received increased interest, including applications for preliminary review, for SB9 Lot Splits on infill lots. Quantified outcome is lot splits.	Other	0	None
Program 21: Monitoring of Planning and Development Fees	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.	12/31/2031	6th Cycle	Continuous	The City continues to monitor housing-related development fees. The City has not received any feedback from developers stating that the City's fees constrain development. The City has worked with developer's of affordable housing on deferred or reduced fees in the past and will consider any such request as they arise.	Units	0	None

Program 22: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)	Develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD.	12/31/2024	6th Cycle	In Progress	The City allows developers to submit development documents for preliminary review and is available to meet with developers to discuss proposed developments. The City currently utilizes it's standard development application for reviews, but will review to determine if a separate application is warranted. Quantified outcome is a preliminary application form.	Other	0	None
Program 22: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)	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.	6/30/2025	6th Cycle	In Progress	The City is working to engage a consultant to prepare a written policy. Quantified outcome is a written policy	Other	0	None
Program 23: Objective Design Standards	Develop objective design guidelines and standards to provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments.	12/31/2025	6th Cycle	In Progress	The City has developed multifamily objective design standards. Objective design standards for single-family and mixed-use residential developments still need to be developed. Quantified outcome is each objective design standard adopted.	Other	1	https://www.codepublishing.com/CA/Kerman/#!/Kerman17/Kerman1746.html#17.46
Program 24: Fresno County Housing Assistance Rehabilitation Program (HARP)	Promote available housing rehabilitation resources on the City's website and at public counters. Refer interested households to the County program.	12/31/2031	6th Cycle	Continuous	Housing rehabilitation resources are available on the City's website (via link to Fresno County) and at the public counter. The City promotes and refers interested parties to the County program by providing hard copy materials, direction to the website, and/or contact information for the County	Households	0	https://www.cityofkerman.gov/173/Housing-Element
Program 24: Fresno County Housing Assistance Rehabilitation Program (HARP)	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.	12/31/2031	6th Cycle	Continuous	The City publishes a quarterly newsletter with a variety of information from various Departments. The City will schedule to include promotion of this Program in an upcoming edition.	Households	0	None

Program 25: Fresno County Rental Rehabilitation Program (RRP)	Promote available housing rehabilitation resources on the City's website and at public counters. Refer interested property owners to County program.	12/31/2031	6th Cycle	Continuous	Housing rehabilitation resources are available on the City's website (via link to Fresno County) and at the public counter. The City promotes and refers interested parties to the County program by providing hard copy materials, direction to the website, and/or contact information for the County.	Units	0	https://www.cityofkerman.gov/173/Housing-Element
Program 25: Fresno County Rental Rehabilitation Program (RRP)	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.	12/31/2031	6th Cycle	Continuous	The City publishes a quarterly newsletter with a variety of information from various Departments. The City will schedule to include promotion of this Program in an upcoming edition.	Units	0	None
Program 26: Code Enforcement	Make informational materials on rehabilitation assistance programs, to be provided on an ongoing basis when violations are confirmed. Conduct code enforcement as complaints are received.	12/31/2031	6th Cycle	Continuous	The City's Code Enforcement Division investigates complaints as they are received and tries to aide individuals in bringing substandard housing into compliance with applicable codes. In addition to informational materials being available via the City's website or public counter, Code Enforcement Staff have the materials available to provide directly when a violation is confirmed. Code enforcement refers parties to Fresno County regarding housing rehabilitation programs as appropriate.	Units	0	None
Program 27: Fresno County Homebuyer Assistance Program	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.	12/31/2031	6th Cycle	Continuous	Homebuyer resources are available on the City's website (via link to Fresno County) and at the public counter. The City promotes and refers interested parties to the County program by providing hard copy materials, direction to the website, and/or contact information for the County.	Households	0	https://www.cityofkerman.gov/173/Housing-Element
Program 28: Energy Conservation	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.	12/31/2031	6th Cycle	Continuous	PG&E rebates and incentives are available on the City's website (via link to PG&E's website) and at the public counter. The City promotes and refers interested parties to PG&E.	Households	0	https://www.cityofkerman.gov/173/Housing-Element

Program 28: Energy Conservation	Expedite review and approval of alternative energy devices (e.g., solar panels).	12/31/2031	6th Cycle	Continuous	The City has implemented the SolarApp+ online solar permitting platform in compliance with SB 379. The platform streamlines permitting by processing approvals online, with no City plan check required. The City has typical permit turnaround times of 1-2 days. The City is working on a webpage with information for applicants. The quantified outcome count is the number of permits issued through SolarApp+ for 2025, regardless of income level.	Households	19	None
Program 28: Energy Conservation	Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency for new construction.	12/31/2031	6th Cycle	Continuous	The City has approved the Whispering Falls Development which includes innovative features not typical of standard home construction. The City will continue to work with developer as permits are processed.	Units	0	None
Program 29: Housing Choice Vouchers	Provide a link to the Fresno Housing Authority's HCV program web page on the City's website. 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. Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.	6/30/2025	6th Cycle	Continuous	A link to the Fresno Housing Authority's HCV webpage is provided on the City's website. Fresno Housing's website has many resources available, including a Voucher Program Guidebook, Fair Housing Brochure, Housing Discrimination etc. The resources are available to any interested party at the public counter. The City continues to refer parties interested in HCVs to Fresno Housing.	Units	0	https://www.cityofkerman.gov/173/Housing-Element
Program 30: Housing Discrimination Monitoring and Referral	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.	6/30/2025	6th Cycle	Continuous	The City has not been made aware of any Countywide Housing Element Technical Committee meeting with FC-CC. The City has posted the information available from Fresno Housing to the City's website and has it available at the public counter. The City will work with Fresno Housing on a Spanish version of the information.	Meetings	0	https://www.cityofkerman.gov/173/Housing-Element

Program 30: Housing Discrimination Monitoring and Referral	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.	12/31/2031	6th Cycle	Continuous	The City has not yet coordinated trainings with local fair housing service providers. The City will research providers and make contact.	Meetings	0	None
Program 31: Improve Access to 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.	1/31/2026	6th Cycle	Not Yet Started	The City will develop a fact sheet or other informational materials in collaboration with information from FCRTA. Quantified outcome is materials developed.	Other	0	None
Program 31: Improve Access to Resources	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, 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.	12/31/2031	6th Cycle	Continuous	The City continued the development of the Safe Routes to School and ADA Transition Plan to define any needs for improved access to resources. The City has completed the Vineland Avenue Street Rehabilitation and construction commenced on Eastside Community Park (Hart Ranch Park). The City also completed the Goldenrod Avenue Rehabilitation on southeast side. The City monitors for funding opportunities continually. Quantified outcomes is projects completed.	Other	2	None
Program 31: Improve Access to Resources	Ensure program availability and funding announcements are made available in Spanish, and translation is available at public meetings.	12/31/2031	6th Cycle	Continuous	City announcements are generally available in English and Spanish. Translation services are available at public meetings.	Other	0	None
Program 31: Improve Access to Resources	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.	12/31/2031	6th Cycle	Continuous	The City's General Plan includes Policy LU-1.4 and LU-1.6 to address such impacts. The City reviews each proposed development to ensure that impacts caused by heavy traffic corridors and agricultural uses are mitigated to the extent feasible.	Other	0	https://www.cityofkerman.gov/318/2040-General-Plan-Update

Program 31: Improve Access to Resources	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.	12/31/2031	6th Cycle	Continuous	The City routinely meets with Kerman Unified School District staff on a variety of matters. The City will continue to meet with the District and discuss housing security amongst the other topics. The City will require affordable housing developers to coordinate with the District to market new developments.	Households	0	None
Program 31: Improve Access to Resources	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.	12/31/2031	6th Cycle	Continuous	Councilmember Hall was elected to the City Council from District 2 (east side of the City).	Other	1	None
Program 32: Environmental Hazard Mitigation	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.	12/31/2031	6th Cycle	Continuous	Only a small portion of the City lies within the 100-year flood plain, and there is no housing located within it. With that, opportunities for funding are likely minimal, but the City will continue to monitor for opportunities. The City provides sand bags for residents to protect against localized flooding during storm events. The availability of sandbags is posted on the City's website and social media.	Other	0	None
Program 32: Environmental Hazard Mitigation	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.	12/31/2031	6th Cycle	Continuous	The City continues to monitor for funding opportunities available through the Valley Air District. Quantified outcome is funding applications submitted.	Other	0	None

[illegible]

Jurisdiction	Kerman	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	12/31/2023 - 12/31/2031

ANNUAL ELEMENT PROGRESS REPORT

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		