



# Fresno County Multi-Jurisdictional Housing Element Update Stakeholder Focus Group

Meeting Date: October 25, 2022



F R E S N O C O U N C I L O F G O V E R N M E N T S

# Agenda

Introductions

Housing Element Overview/Contents

Summary of Outreach Efforts

Regional Housing Needs Allocation (RHNA)

Housing Element Background Data

Assessment of Fair Housing

Goals and Programs

Discussion

# Project Team

## » Fresno COG

- Kristine Cai, Deputy Director
- Juan Ramierz, Associate Regional Planner

## » Consultant Team

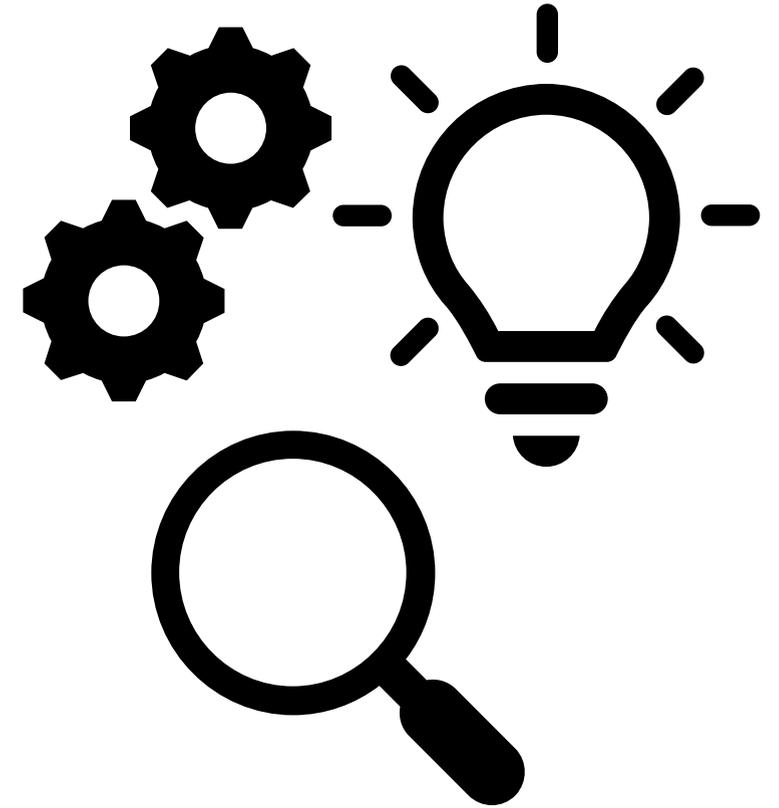
- Jennifer Gastelum, Project Director
  - PlaceWorks – Amy Sinsheimer, Cynthia Walsh, Lucy Rollins, Nicole West, Colin Drukker
  - Provost and Pritchard – Sara Allinder
  - Ascent – Chelsey Payne, Heidi Gen Kuong

## Fresno Council of Governments

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

# Meeting Objective

- » Provide an overview of the Housing Element Update process
- » Share information about housing needs to inform each jurisdiction's housing plan
- » Gather initial community input on housing assets, issues and opportunities



# Housing Element Overview



# What is the Housing Element

- » **One of the eight mandated elements of the General Plan**
- » **Must be updated every 8 years**
- » **Adoption Deadline: December 31, 2023**
  - 6<sup>th</sup> Cycle Planning Period: December 31, 2023 – December 31, 2031
  - 5<sup>th</sup> Cycle Planning Period: December 31, 2015 – December 31, 2023
- » **Plan for accommodating the jurisdiction’s “fair share” of the regional housing need**



# About the Housing Element?

## » **Plans for housing needs of all economic segments of the community**

- Must have adequate zoning to meet the housing needs (ordinance and zoning changes may be required as a result of the Housing Element)
- Must include goals and policies to ensure each jurisdiction provides adequate housing support for the entire community, including special needs households.

## » **Does not:**

- Require the city or county to build the units
- Provide funding to build units
- Approve specific residential developments or projects

# What does the Housing Element Include?

## Regional Sections

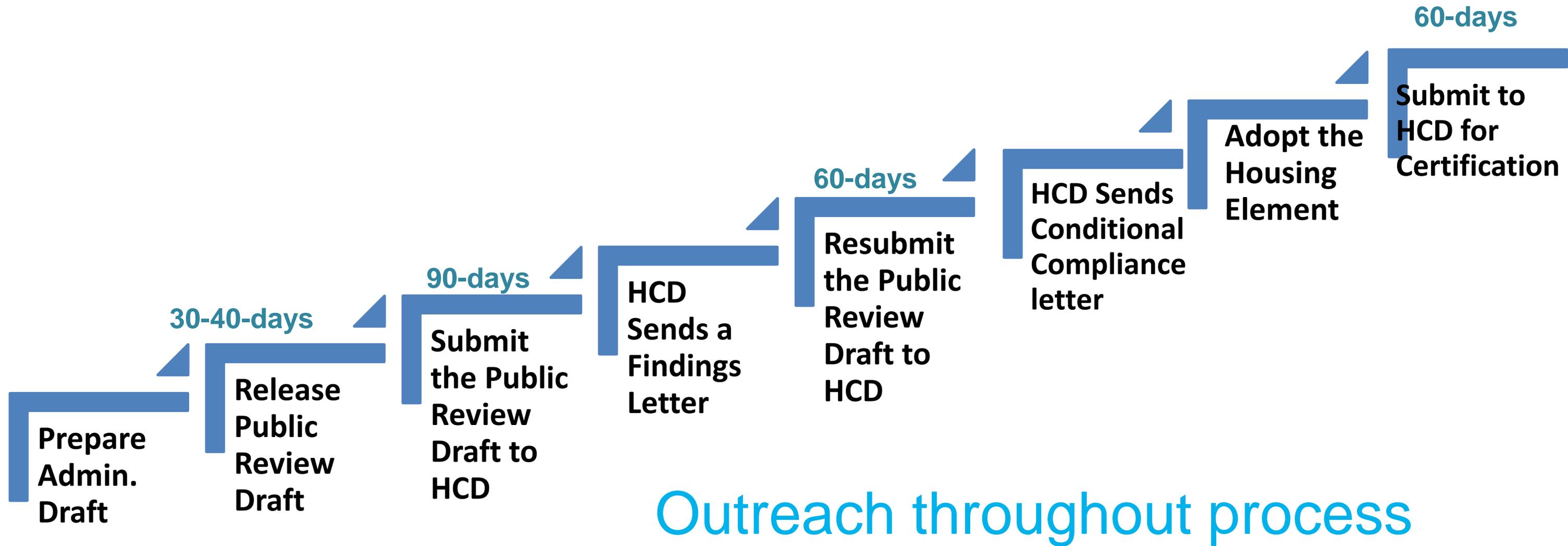
1. Introduction	Covers the purpose, process, and scope of the Housing Element
2. Countywide Background Report	Includes an analysis of the demographic profile, housing characteristics, and existing and future housing needs; an analysis of the potential market, governmental, and environmental constraints in the region
3. Countywide Analysis of Fair Housing	Includes a regional approach to addressing the new Assembly Bill 686, affirmatively furthering fair housing (AFFH) requirement
4. Countywide Housing Goals and Policies	Includes regional goals and policies that will help meet diverse housing needs
5. Summary of Sites Inventory	Includes a summary of the land, financial, and organizational resources available to address the identified housing needs and goals.

# What does the Housing Element Include?

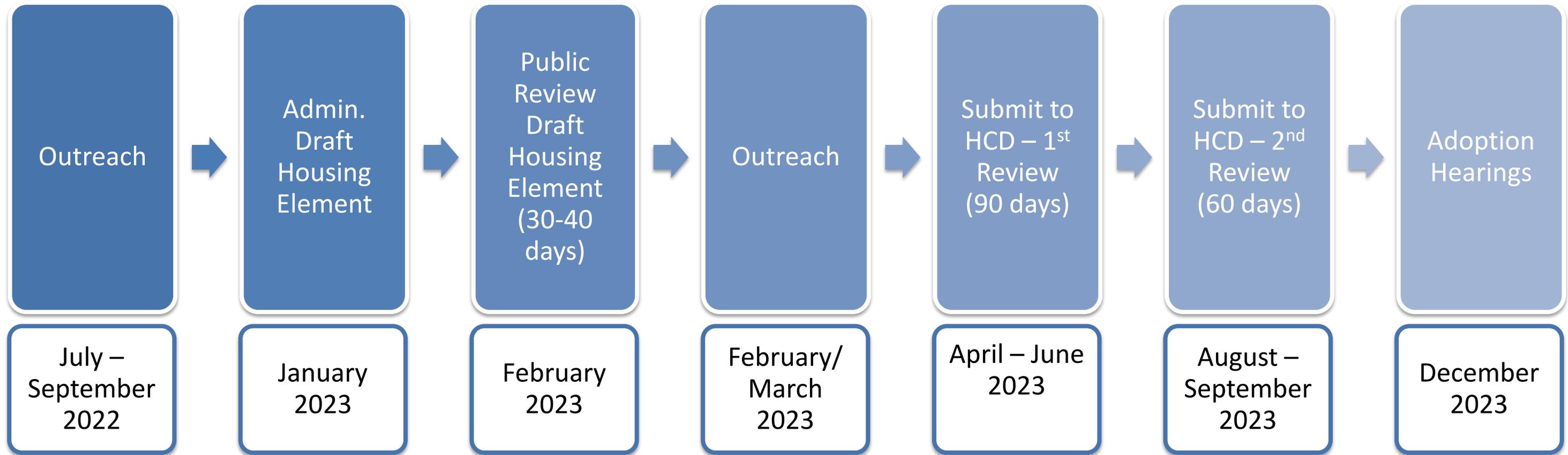
## Local Sections - Appendix

Section 1. Local Housing Needs Assessment	Include specific analysis of the at-risk units by jurisdiction as well as the preservation options
Section 2. Local Fair Housing Assessment	Address specific fair housing issues of each of the communities and reference jurisdiction-specific fair housing programs
Section 3. Local Sites Inventory and Analysis of Resources	Describes the jurisdiction-specific sites available to meet the RHNA
Section 4. Local Housing Constraints Analysis	Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing
Section 5. Local Implementation Programs	Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals
Section 6. Evaluation of Previous Housing Element	Describes the progress implementing the previous Housing Element's policies and action

# Housing Element Update Process



# Regional Efforts – Schedule



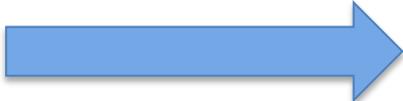
# Regional Housing Needs Allocation (RHNA)



# How is the RHNA Determined?

## State Role

The State projects future housing needs at various income levels and allocates units to COGs Statewide



## Regional Role

The COG develops a methodology to evaluate factors for distribution of units to each jurisdiction; methodology approved by HCD



## Local Role

Cities and counties are allocated units. They must then find ways to accommodate – enough land at appropriate densities

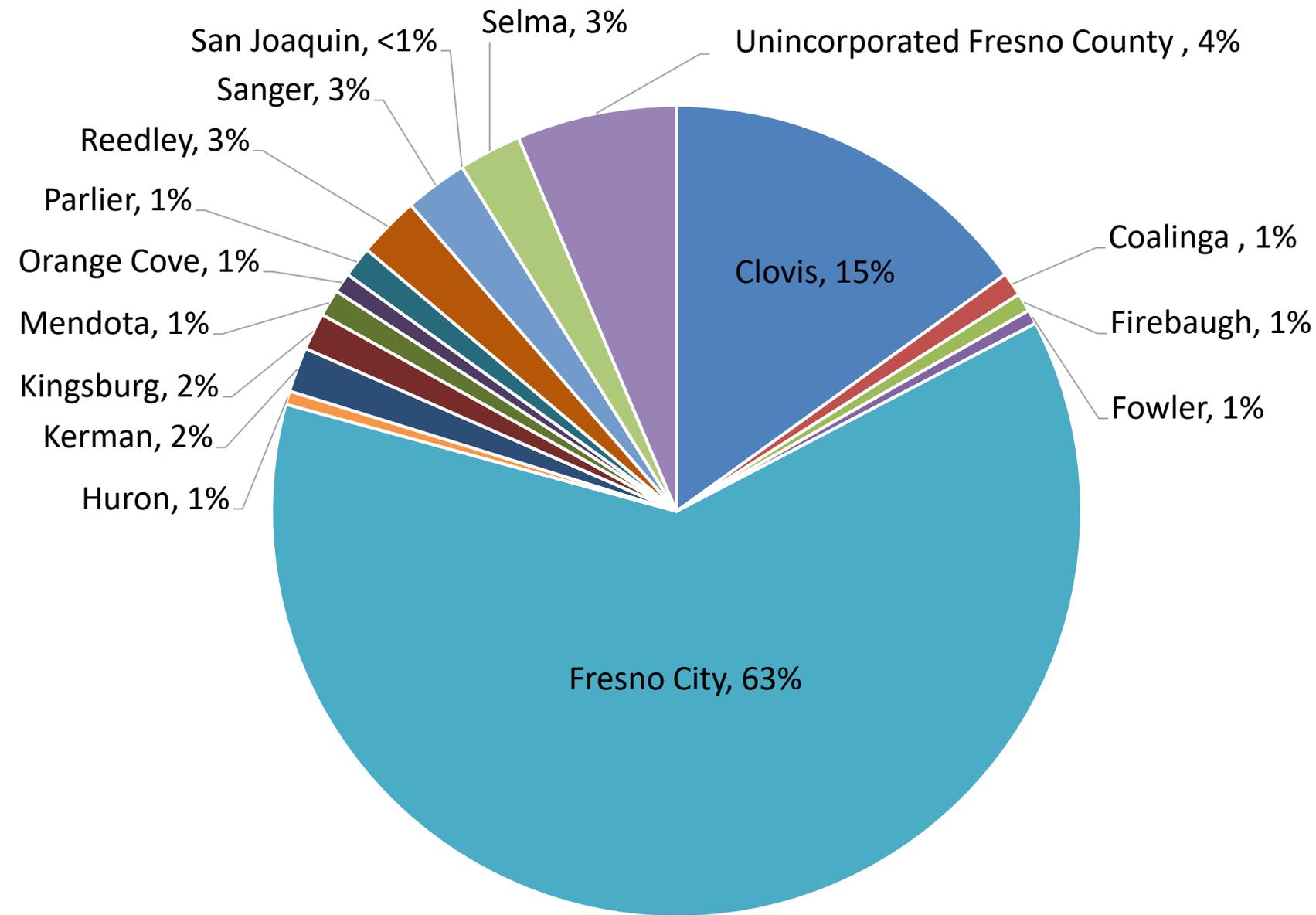
**Total RHNA = 2,502,971**



**Fresno COG RHNA = 58,298**  
Adopted June 2022



# Fresno COG RHNA



Jurisdiction	RHNA Allocation	RHNA Allocation Percentage
Clovis	8,977	15%
Coalinga	566	1%
Firebaugh	443	1%
Fowler	339	1%
Fresno City	36,866	63%
Huron	319	1%
Kerman	1,063	2%
Kingsburg	882	2%
Mendota	642	1%
Orange Cove	469	1%
Parlier	733	1%
Reedley	1,463	3%
Sanger	1,494	3%
San Joaquin	200	<1%
Selma	1,492	3%
Unincorporated Fresno County	2,350	4%

# Housing Element Background Data



# Income Categories

- State HCD defines affordability level
- Area Median Income for Fresno County = **\$80,300**

Income Level	Persons Per Household				
	1	2	3	4	5
Acutely Low	\$8,450	\$9,650	\$10,850	\$12,050	\$13,000
Extremely Low	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470
Very Low	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100
Low	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300
Median	\$56,200	\$64,250	\$73,250	<b>\$80,300</b>	\$86,700
Moderate	\$67,450	\$77,100	\$86,700	\$96,350	\$96,350

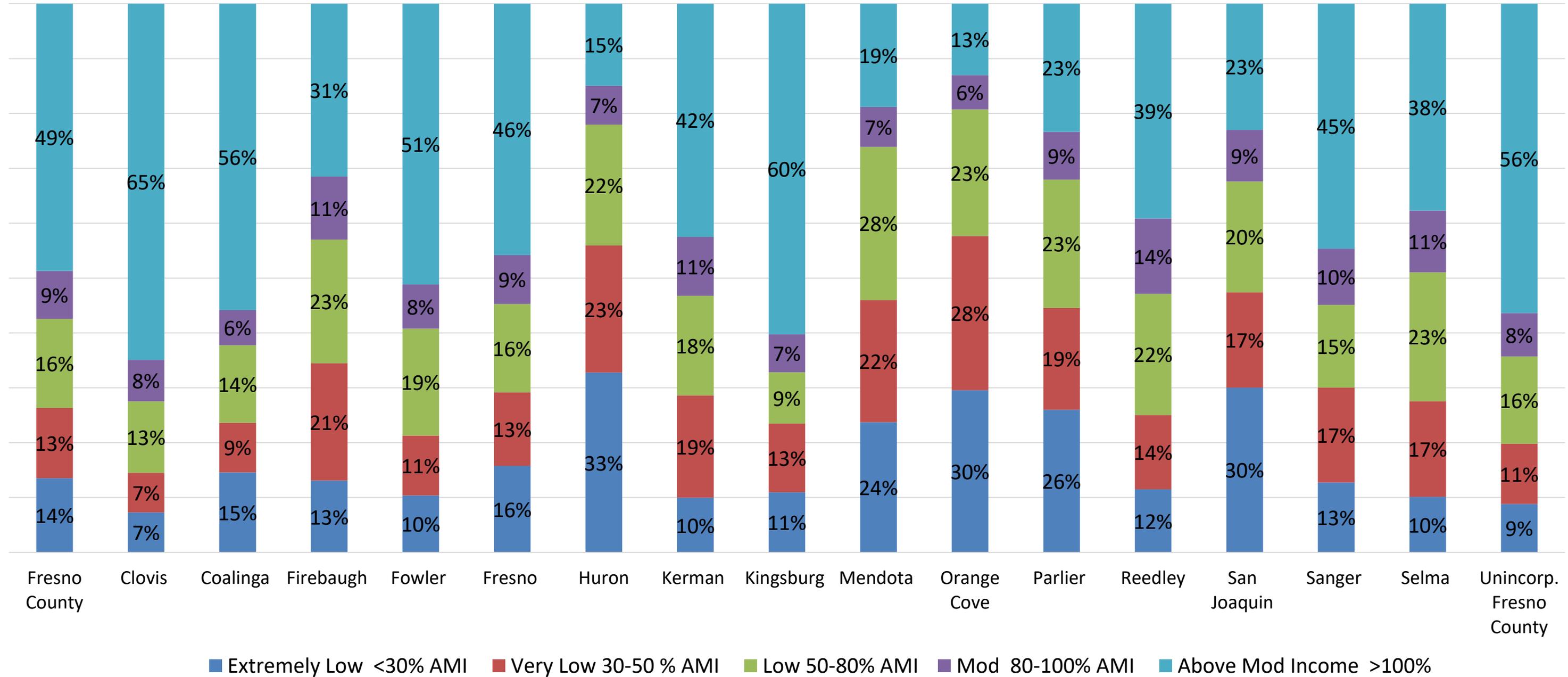
# Who is considered Low Income?

## » HCD 2022 Median Income for a household of four in Fresno County: **\$80,300**

- A household of four earning 80% or less of the median income ( $\leq \$62,300$ ) is considered low income
- ***Approximately 43% of households in Fresno County (countywide) fall into the lower income category***

Income Category	Percent of Median Income	Typical Occupations
Extremely Low	30%	Part-Time Employees, Social Security Income Recipients
Very Low	50%	Personal Care Aides, Veterinary Assistants
Low	80%	Graphic Designers, School Social Workers, Mail Carriers

# Fresno County Households



Source: 2014-2018 CHAS

# How affordable is Fresno County?

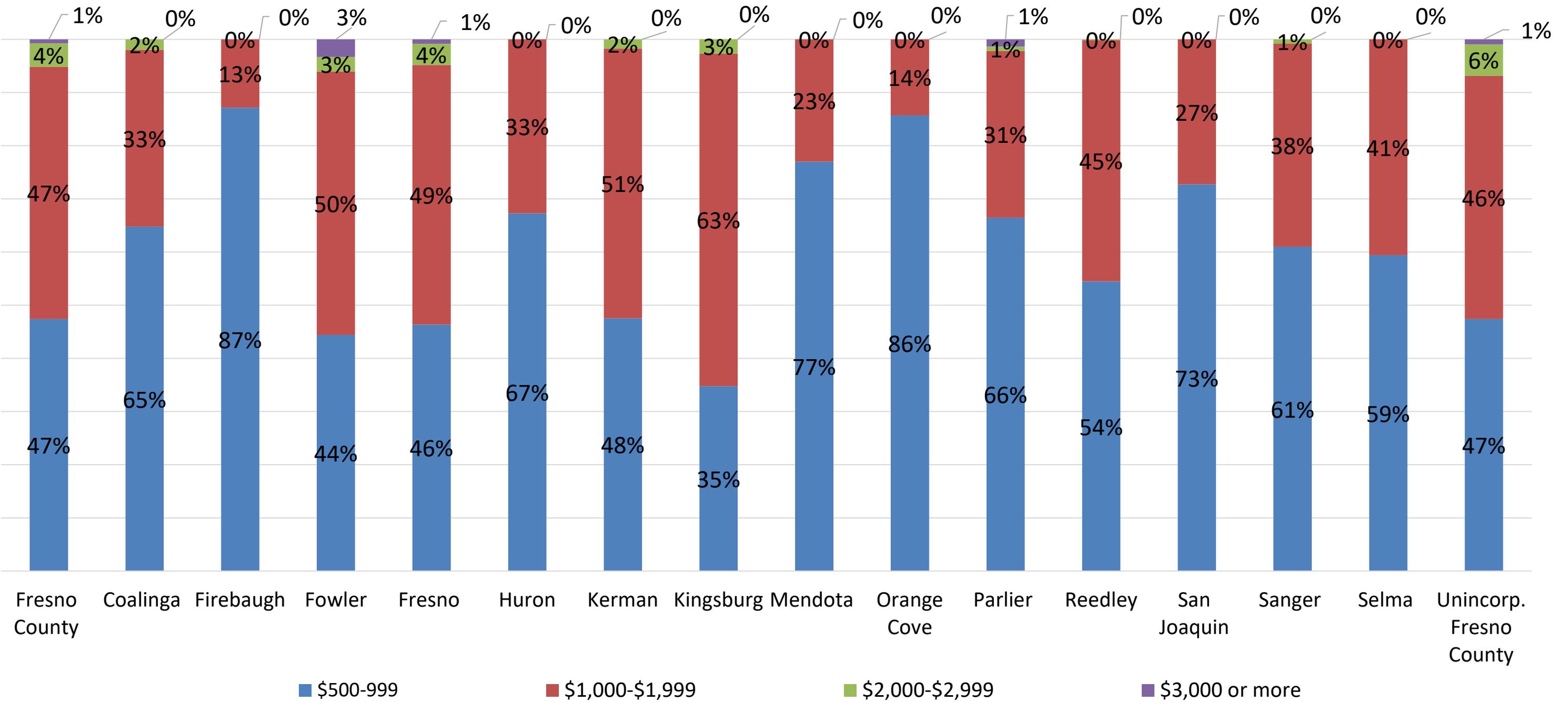
Jurisdiction	Units Sold	Median \$ May 2022	Median \$ May 2021	% Change Year to Year
Fresno County (countywide)	1,135	\$400,000	\$346,500	15.4%
Coalinga	25	\$290,000	\$225,000	28.9%
Firebaugh	13	\$305,000	\$310,000	-1.6%
Fowler	15	\$455,000	\$404,750	12.4%
Fresno	685	\$389,500	\$325,000	19.8%
Kerman	12	\$328,000	\$295,000	11.2%
Kingsburg	25	\$451,000	\$325,000	38.8%
Mendota	2	\$193,500	\$225,000	-14.0%
Parlier	8	\$267,500	\$283,500	-5.6%
Reedley	24	\$320,000	\$305,000	4.9%
Sanger	21	\$371,000	\$400,000	-7.3%
Selma	17	\$300,000	\$272,500	10.1%

Jurisdiction	Units Sold	Median \$ May 2022	Median \$ May 2021	% Change Year to Year
Unincorporated Fresno County Areas				
<i>Caruthers</i>	5	\$418,00	\$257,500	62.3%
<i>Friant</i>	14	\$506,500	\$755,000	-32.9%
<i>Prather</i>	3	\$369,000	\$505,000	-26.9%
<i>Riverdale</i>	3	\$285,000	\$310,500	-8.2%
<i>Shaver Lake</i>	13	\$700,000	\$697,500	0.4%
<i>Squaw Valley</i>	7	\$435,000	\$271,500	60.2%

Jurisdiction	Units Sold	Average
*Huron	8	\$201,676
*Orange Cove	25	\$329,796
*San Joaquin	13	\$304,931

\* Data gathered from survey of Zillow and Redfin

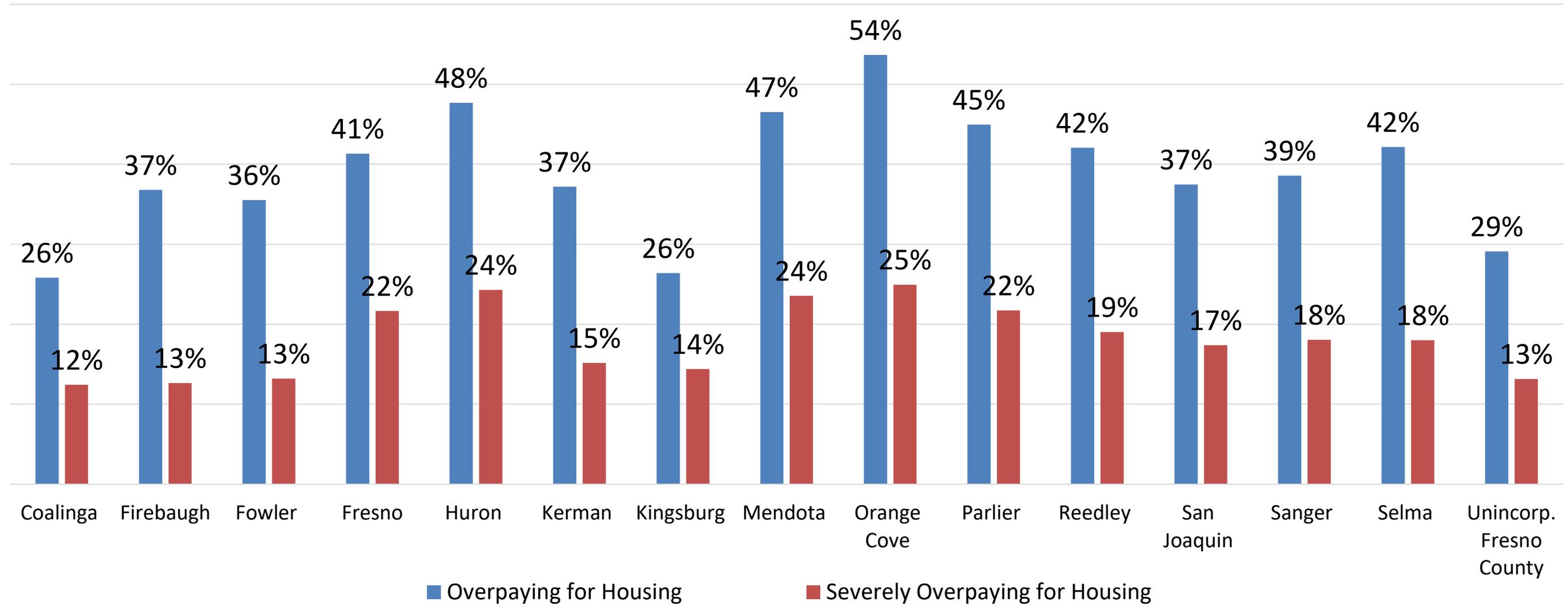
# Rents for occupied units



Source: American Community Survey 5 Year Estimates  
Data (2020)

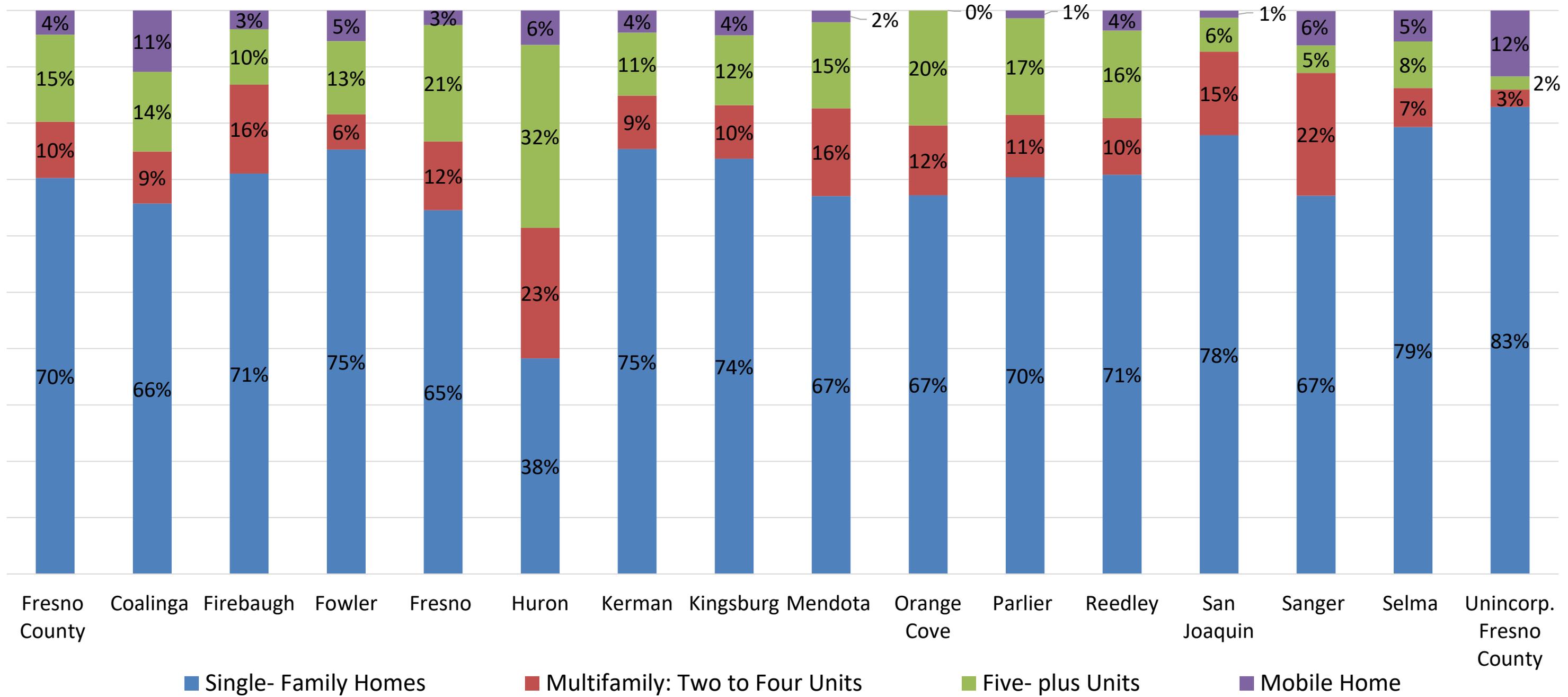
# Who is affected by high prices?

- » **Housing Cost Burden** refers to households overpaying for housing
- » Overpaying= Paying more than 30% for housing
- » Severely Overpaying = Paying more than 50% for housing



Source: 2014-2018 CHAS

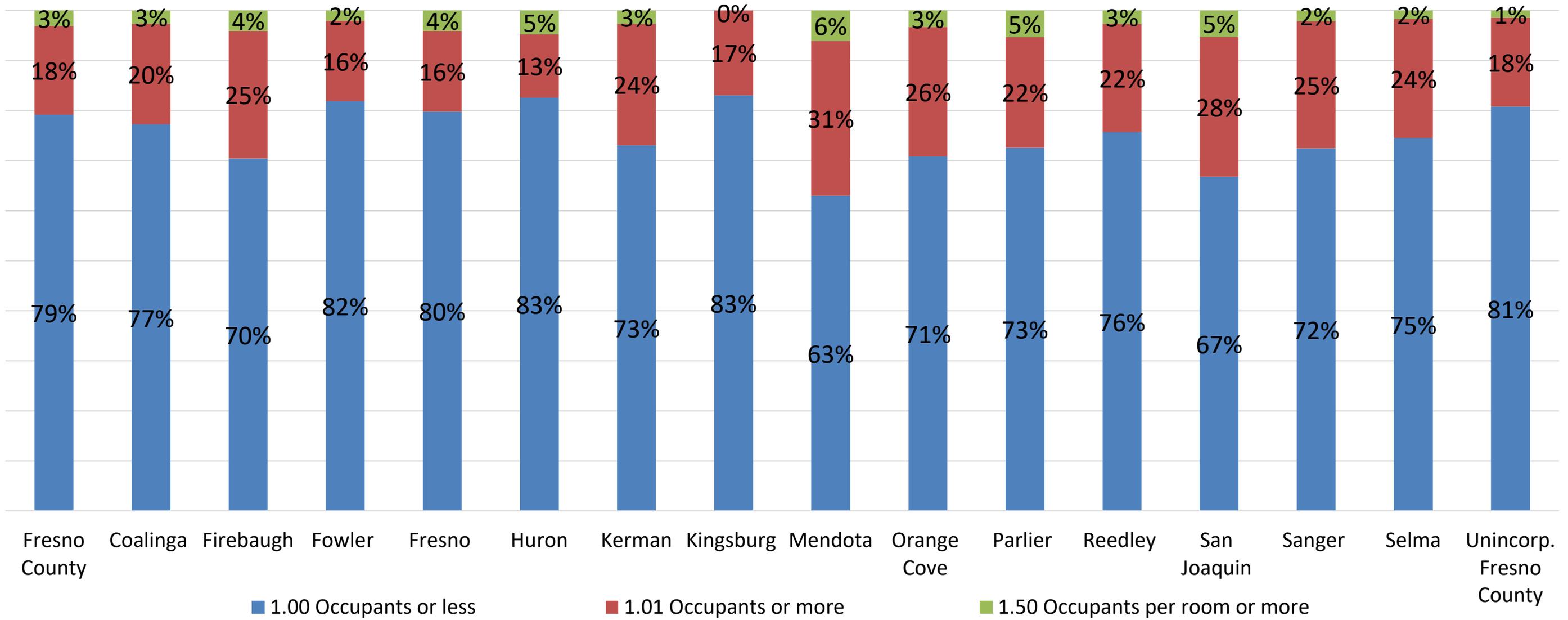
# Housing types in Fresno County



Source: 2022 DOF

# Overcrowding

- » **Overcrowding** = More than 1 person per room
- » **Severely Overcrowded** = More than 1.5 persons per room\*excludes bathrooms and kitchens

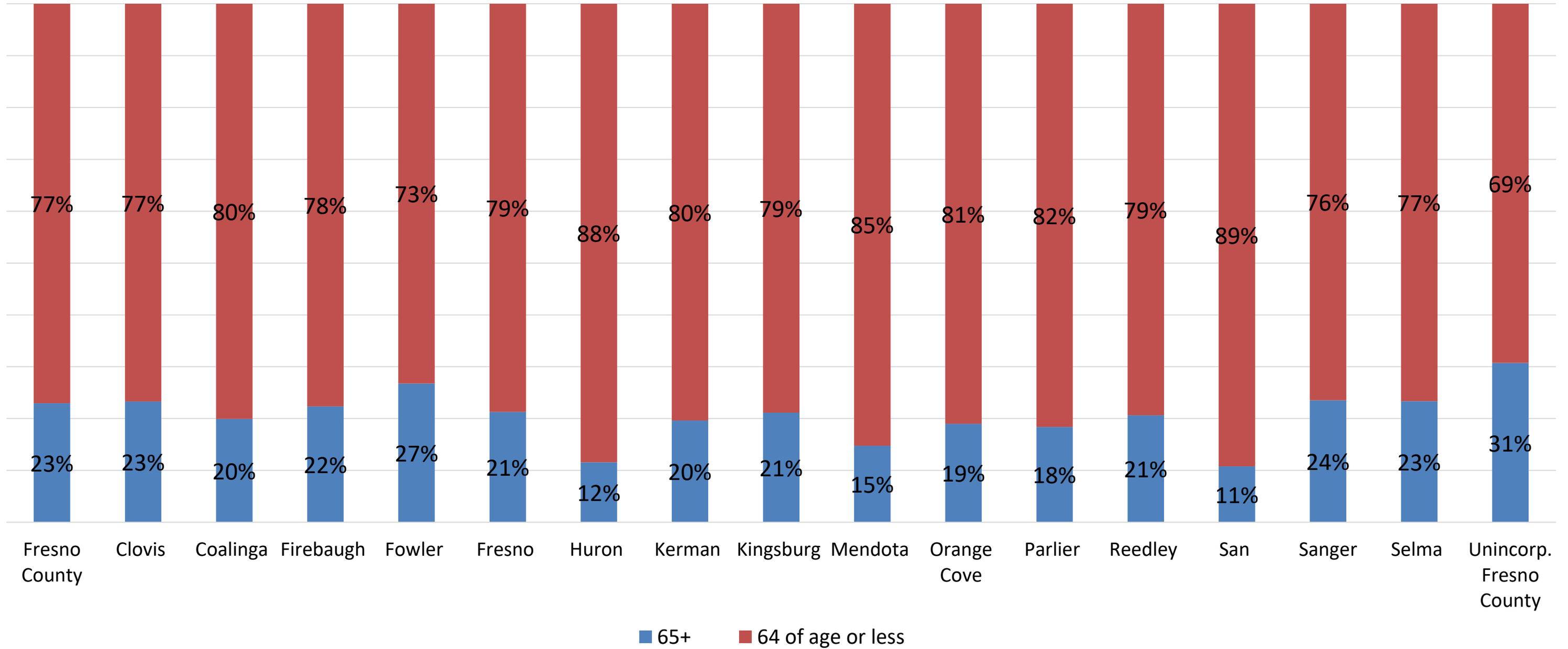


# Residents Experiencing Homelessness

- » In 2021, HUD gave communities the option to cancel or modify the unsheltered survey portion due to the potential risk of COVID-19 transmission
- » HUD excluded the unsheltered population sub-totals and all unsheltered sub-population data for the 2021 period

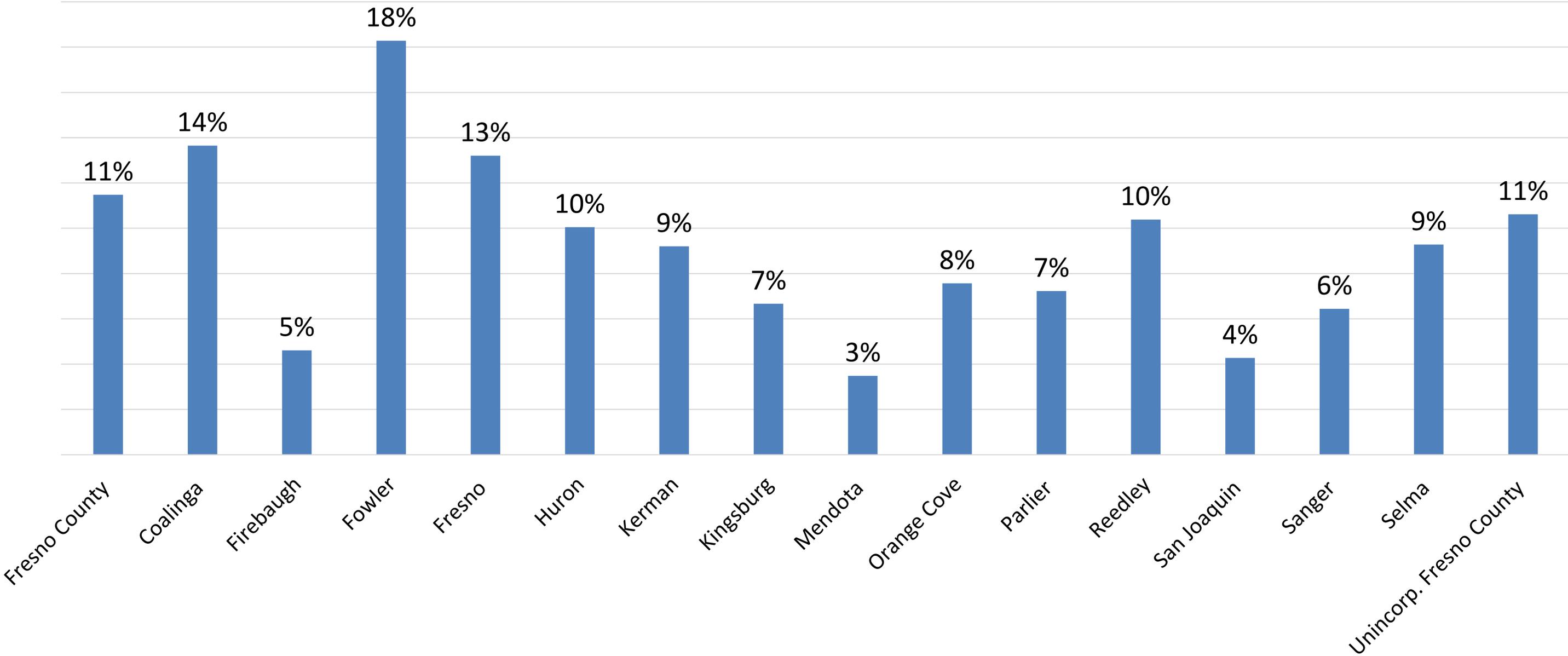
Fresno County	Sheltered	
	Emergency Shelter	Transitional Housing
	534	49
	106	18
	1	0

# Senior Population (65+)



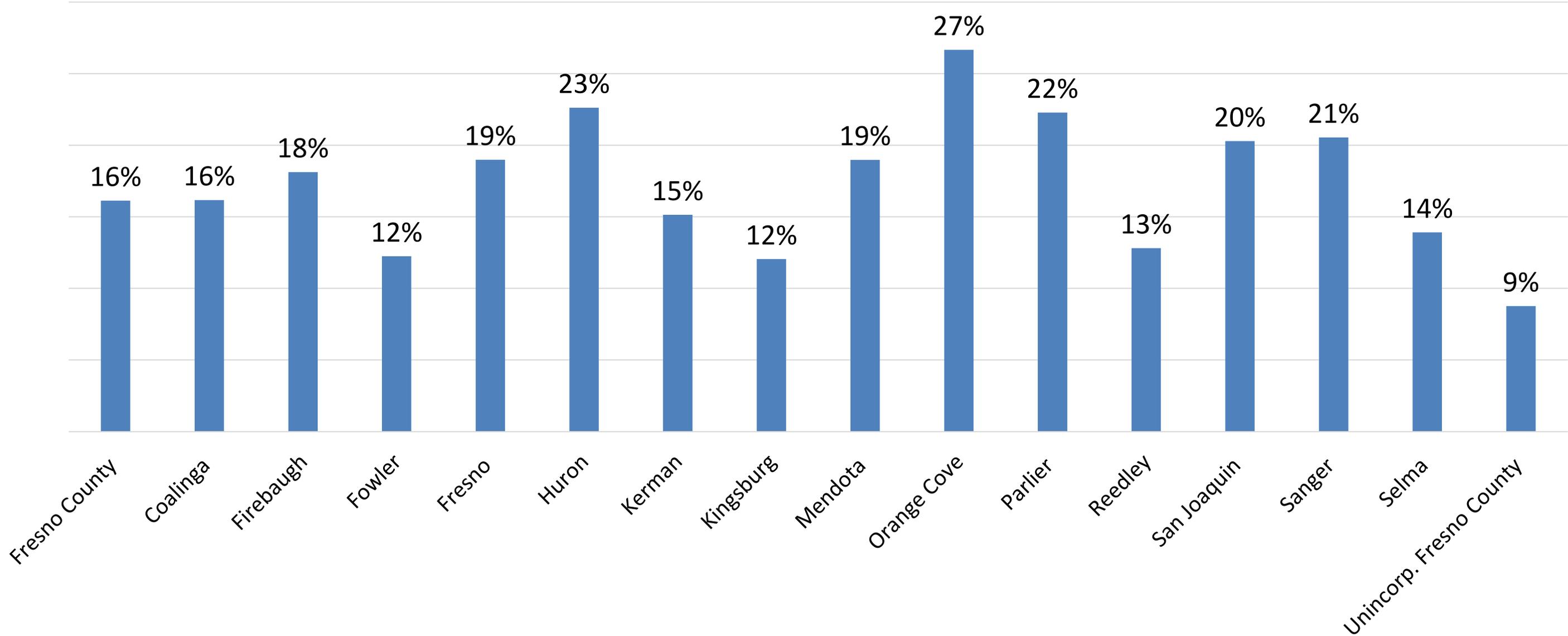
Source: American Community Survey 5 Year Estimates  
Data (2020)

# Population with a Disability



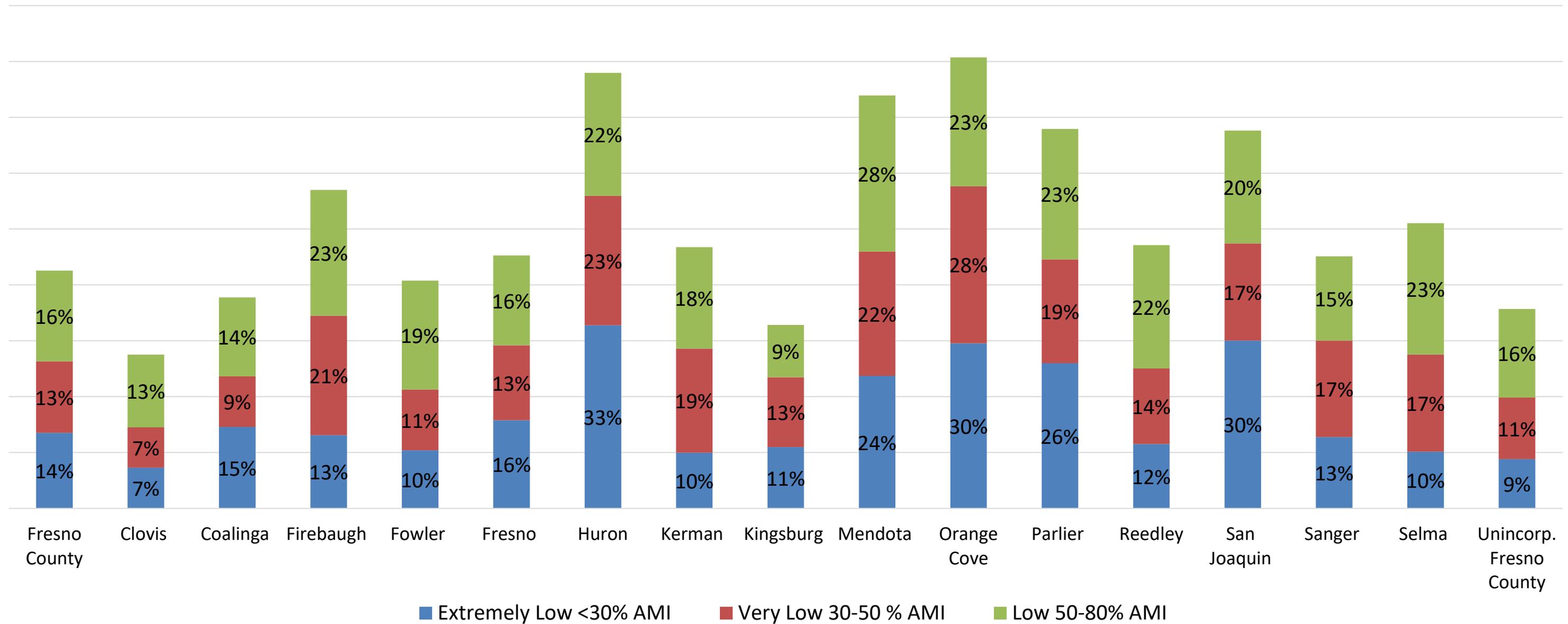
Source: American Community Survey 5 Year Estimates Data (2020)

# Female-Headed Households



Source: American Community Survey 5 Year Estimates Data (2020)

# Extremely Low-Income Households



Source: 2014-2018 CHAS

# Assessment of Fair Housing



# AB 686 (2018): California's New Fair Housing Law

- » Expands upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA)
- » All state and local public agencies must facilitate deliberate action to affirmatively further fair housing (AFFH).
- » New requirements for housing elements.

Defines Affirmatively Furthering Fair Housing (AFFH) as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

# AB 686 (2018): Fair Housing Considerations



- Income Distribution
- Disabilities
- Demographic Characteristics
- Familial Status



- Overcrowding
- Housing Costs
- Homelessness
- Housing Conditions
- Displacement Risk



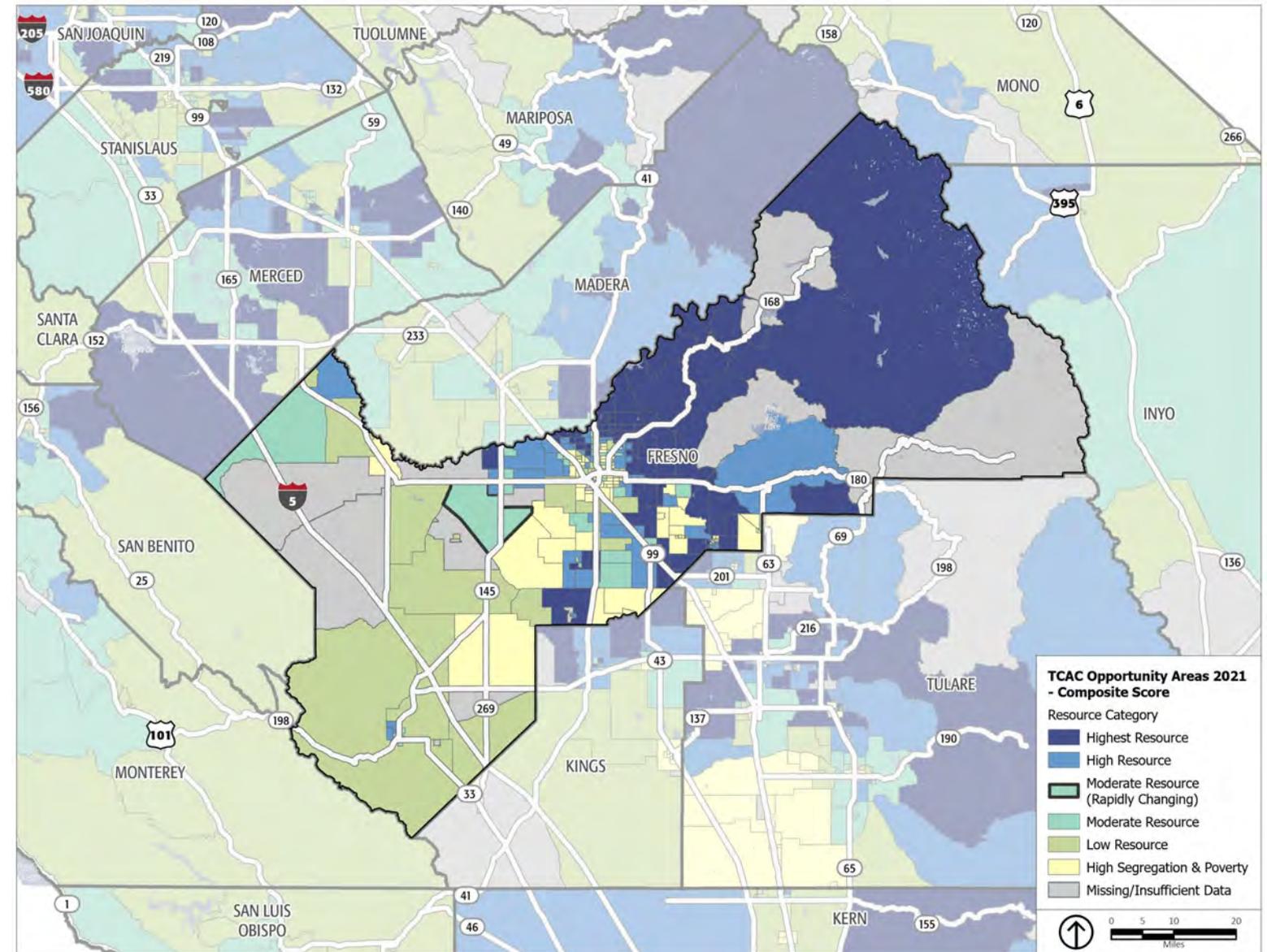
- Transit Availability
- Job Opportunities
- Environmental Health
- School Quality



- Public/Private Investment
- Land Use Patterns
- Local Knowledge
- Anti-Displacement Strategies

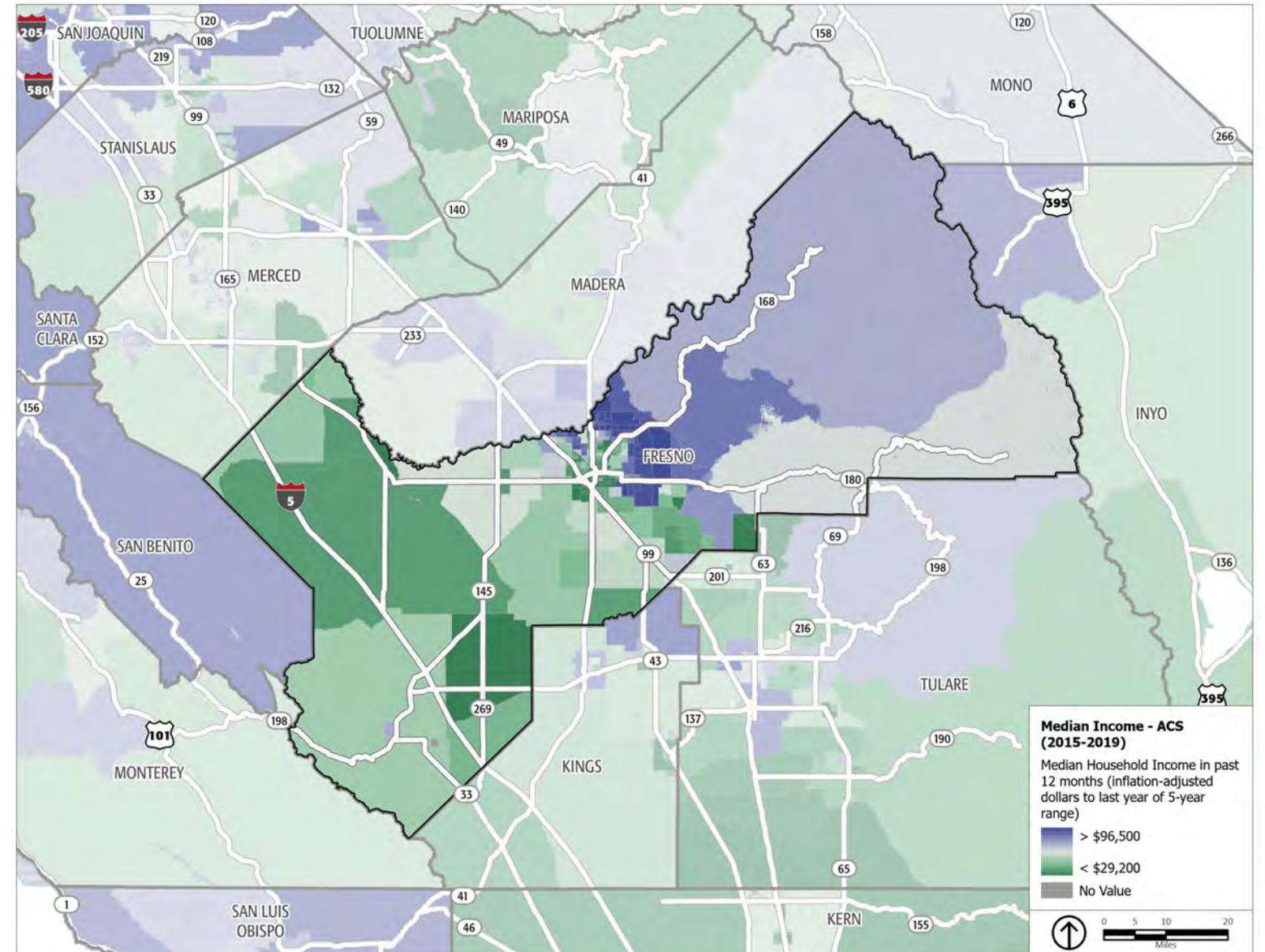
# Resource Area Designations

- » Central and eastern Fresno County considered to be higher resource areas by TCAC/HCD
- » Southern and western Fresno County considered to be low resource, higher poverty
- » Difficult to receive tax credit financing for affordable housing in low resource areas



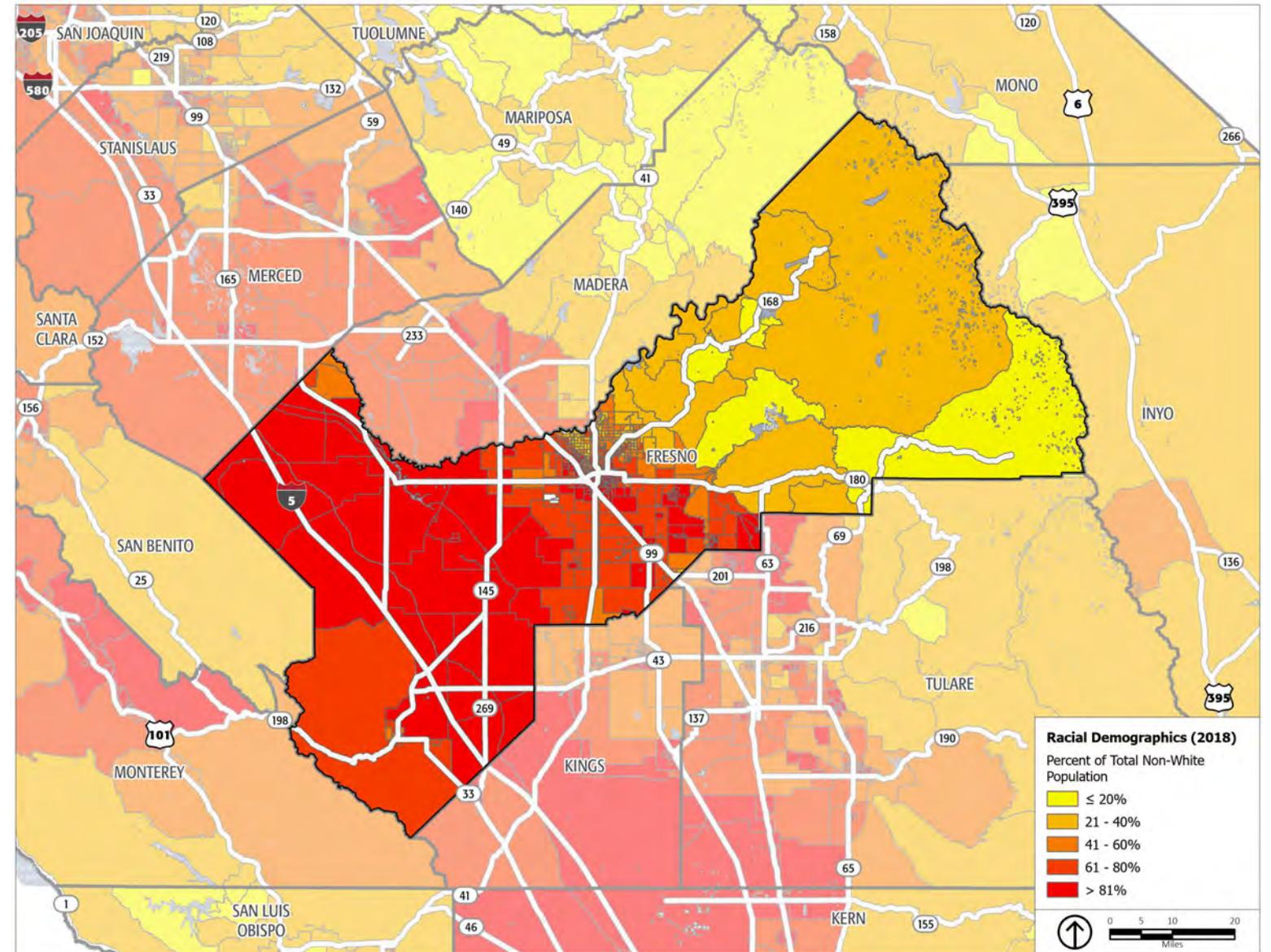
# Income Distribution

- » 48.7% of Fresno County households earn >100% AMI
- » 42.5% are considered lower-income ( $\leq 80\%$  AMI)
- » Communities in eastern Fresno County report higher median incomes



# Race & Ethnicity

- » More than 60% of the population in most of western Fresno County identifies as non-White
- » Predominantly White in higher income areas

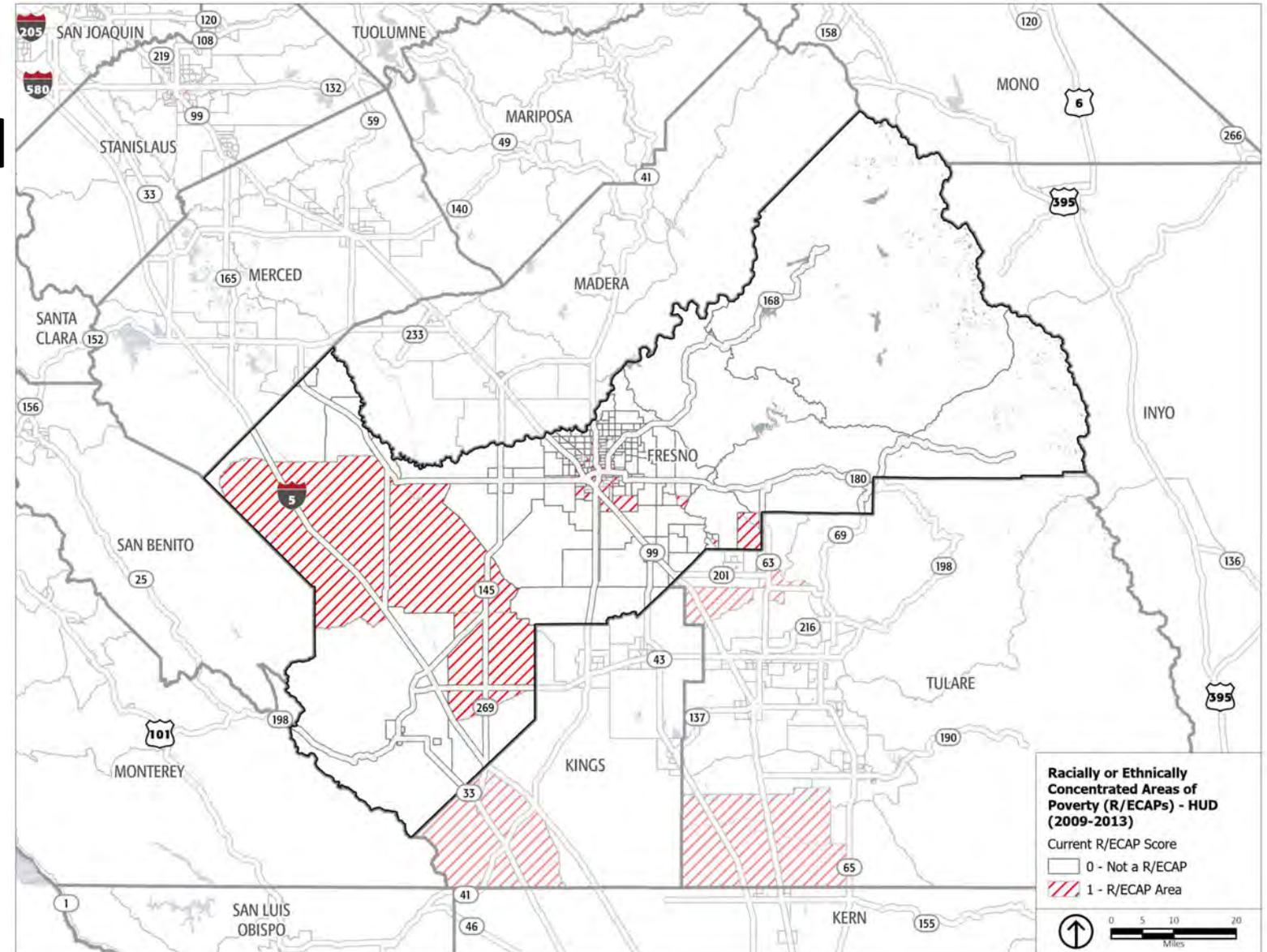


# Race, Ethnicity, and Income

» **Racially concentrated areas of poverty (R/ECAPs) are defined as areas in which:**

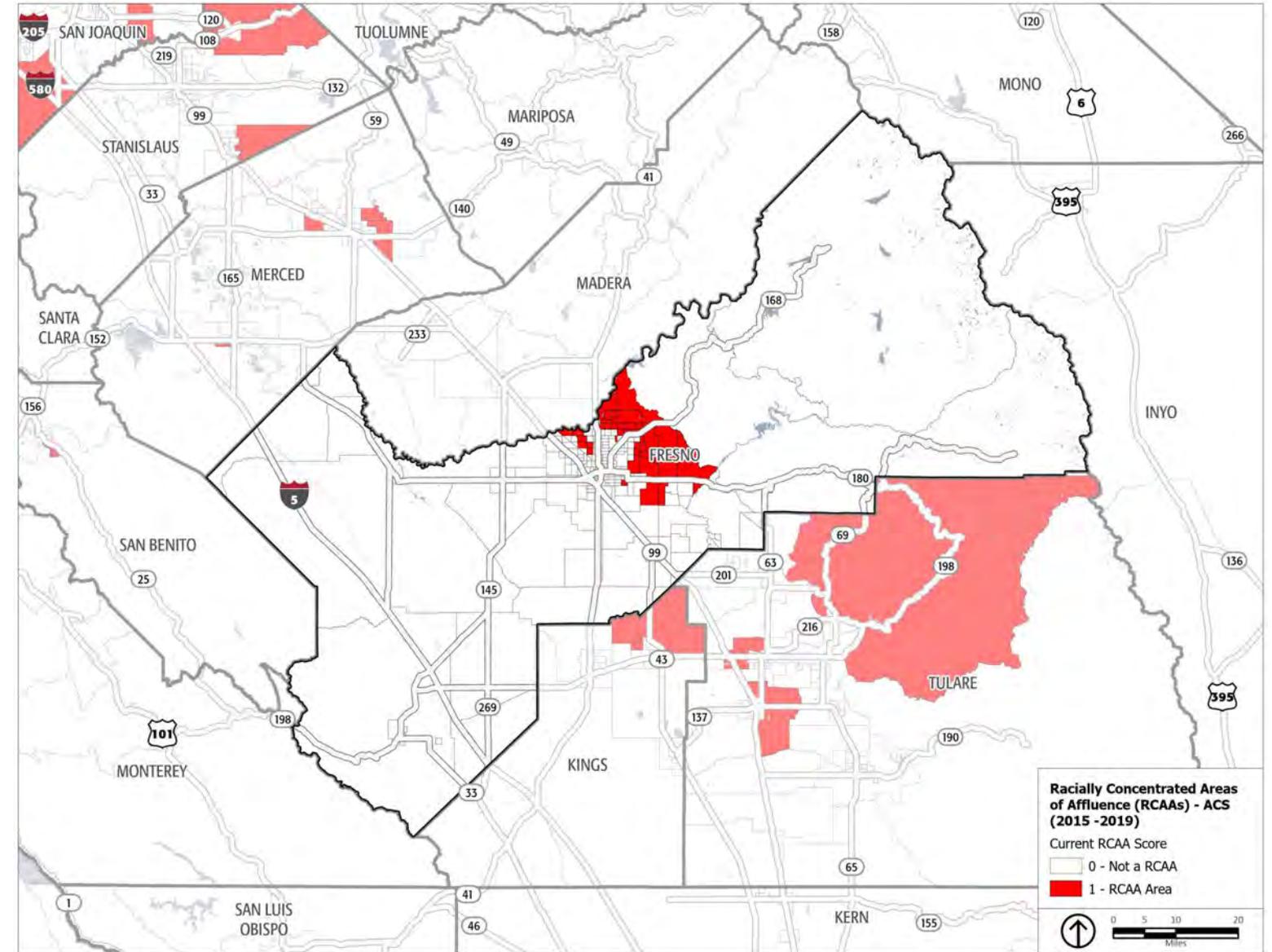
- $\geq 50\%$  of the population identifies as non-White
- $\geq 40\%$  of households are below the federal poverty line

» **R/ECAPs located in: Fresno City, Sanger, Orange Cove, Reedley, Mendota, San Joaquin, Unincorporated Area**



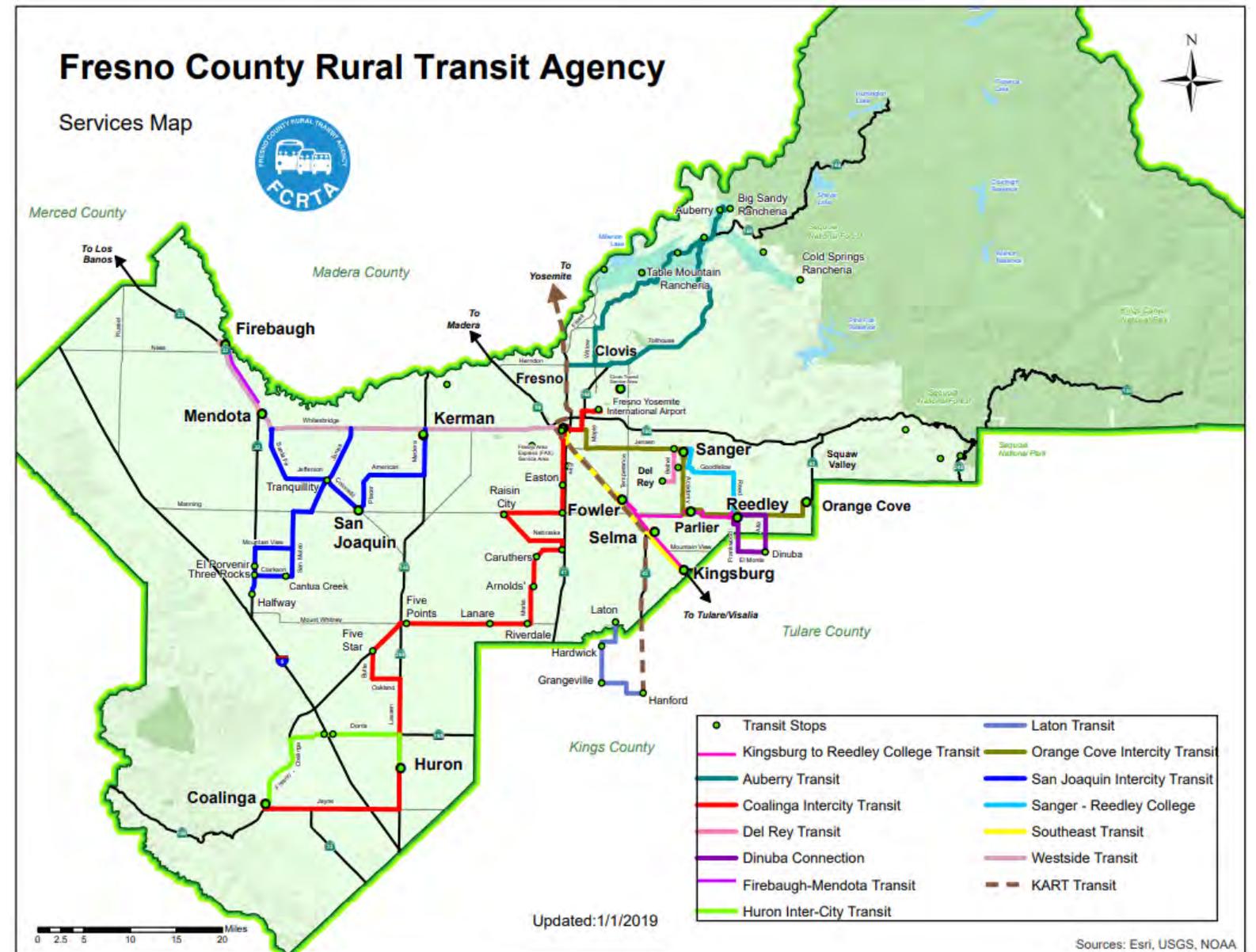
# Race, Ethnicity, and Income

- » **Racially concentrated areas of affluence (RCAAs) are defined as areas in which:**
  - $\geq 80\%$  of the population identifies as White
  - Median household income is  $\geq \$125,000$
- » **RCAAs located in: Clovis, Fresno City, Unincorporated Area**



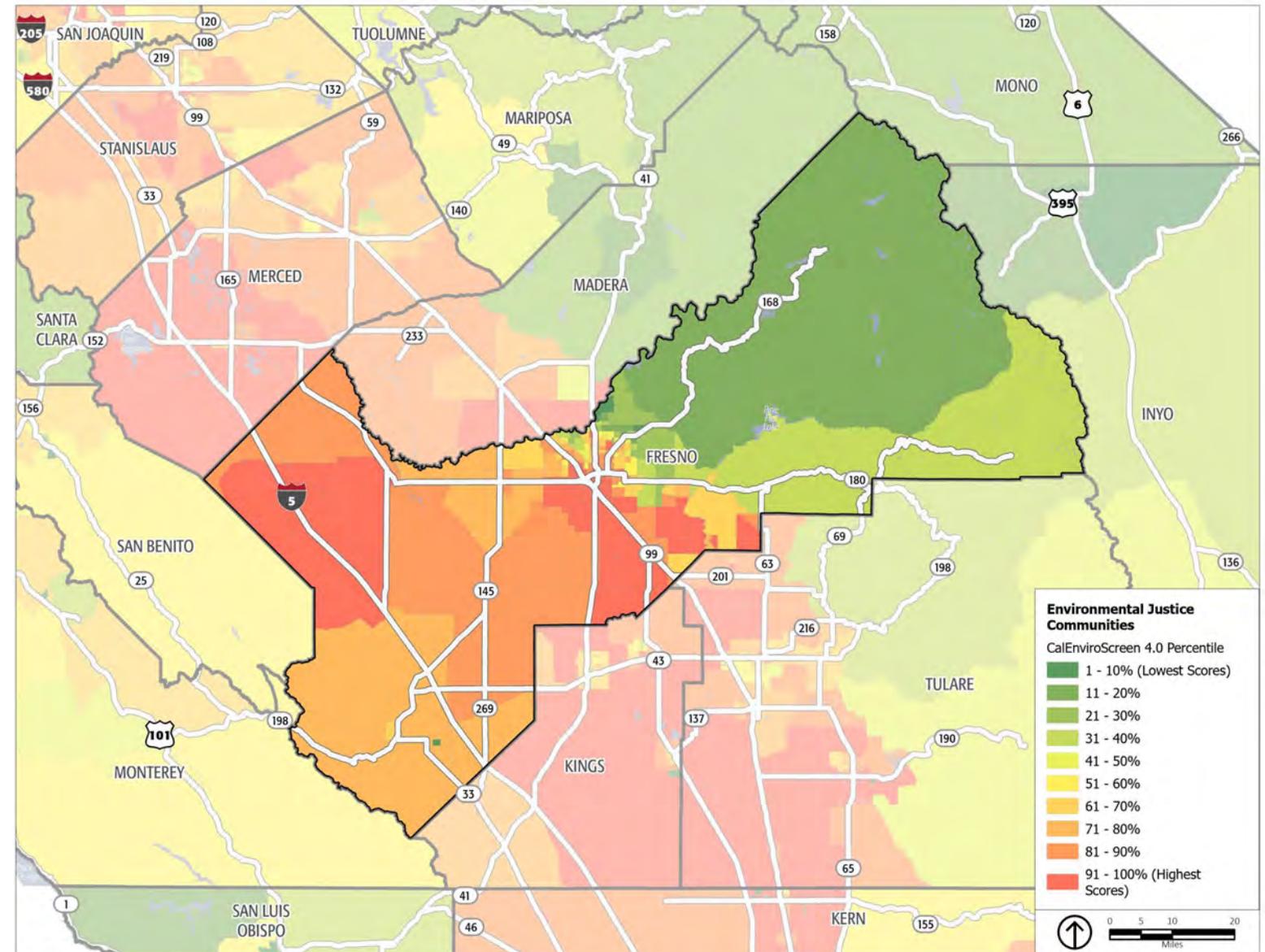
# Transit Access

- » Consider frequency of inter- and intra-city routes
- » Availability of accessible transit (i.e., Paratransit, wheelchair equipped buses)



# Environmental Health

» Western Fresno County reported to have higher rates of pollution and demographic indicators of poor quality of life (i.e., poverty, educational attainment, asthma, etc.)



# Countywide Fair Housing Findings

- » **Western Fresno County has a higher incidence of fair housing concerns, including, but not limited to:**
  - Higher rates of poverty
  - Higher rates of overcrowding
  - More limited transit and job access
  - Concentrations of non-White and lower-income households
- » **Need for multilingual accessibility in public services and materials**
- » **Older housing stock than neighboring counties may indicate a rehabilitation/preservation need**

# Goals and Programs



# Goals

- » **Goal 1:** Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents
- » **Goal 2:** Encourage and facilitate the development of affordable housing
- » **Goal 3:** Improve and maintain the quality of housing and residential neighborhoods
- » **Goal 4:** Provide a range of housing types and services to meet the needs of individuals and households with special needs.
- » **Goal 5:** Promote housing opportunities for all residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.
- » **Goal 6:** Encourage energy efficiency in all new and existing housing.

# Potential Programs

- » **Develop strategies to affirmatively further fair housing, such as:**
  - Local rent stabilization
  - Tenant protections to reduce displacement risks
  - Permanent emergency rental assistance program
  - Permanent first-time homeownership assistance program
- » **Fund or support improvements to mobile home parks**
- » **Adopt an Inclusionary Zoning Ordinance**
- » **Incentivize affordable and safe farmworker housing**

# Potential Programs

- » **Establish extreme heat and weatherization program**
- » **Provide funding for acquisition and rehabilitation**
- » **Encourage construction of affordable Accessory Dwelling Units**
- » **Establish local hire provisions**
- » **Asses impacts of development on disparities in public health**
- » **Establish a Cargo/Freight Prohibition and Revenue Tax**

# Summary of Outreach Efforts



# Critical Housing Issues

- » **Lack of Affordable Housing – *owned and rental units***
- » **Lack of water supply, water/sewer infrastructure, water quality**
- » **Lack of Housing Stock**
- » **Overcrowding**
- » **Lack of Amenities**
- » **Aged Housing Stock**
- » **Conflict Between Building Housing & Preserving Farmland**

# Needed Housing Types

- » a. **Single Family Housing**
- » b. **Multifamily Housing**
- » d. **Missing Middle Housing** - *Townhomes, Duplexes, ADUs, Tiny Homes*
- » e. **Self-Help Style Housing**
- » f. **Senior Housing**

# Discussion



# Discussion Questions

1. Does the Housing Needs Assessment data match your understanding of the housing needs in unincorporated Fresno County and the incorporated cities?
2. Do the fair housing findings match your understanding of the housing needs in unincorporated Fresno County and the incorporated cities?
3. What factors limit or deny civil rights, fair housing choice or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

# Discussion Questions

1. What are the biggest barriers to finding affordable, decent housing in unincorporated Fresno County and/or the incorporated cities?
2. What is the biggest challenge to building homes that are affordable to lower- and moderate-income households in unincorporated Fresno County and/or the incorporated cities?
3. Do you have any suggestions for programs or policies that the Housing Element could include to address the housing needs?
4. Do you have any additional comments to share?

Thank you

