



Fresno Multi-Jurisdictional 2023-2031 Housing Element

HCD Submittal Draft | August 2023



A Regional Plan for Addressing Housing Needs

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

Fresno Multi-Jurisdictional 2023-2031 Housing Element

HCD Submittal Draft | August 2023

A Regional Plan for Addressing Housing Needs

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



Credits

Participating Jurisdictions

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

Fresno Council of Governments Staff

Kristine Cai, Deputy Director
Juan Ramirez, Associate Regional Planner

Consultant Team

PlaceWorks

Jennifer Gastelum, Project Director
Cynthia Walsh, Project Manager
Lucy Rollins, Project Manager
Nicole West, Project Manager
Amy Sinsheimer, Project Manager
Karla Martinez, Associate Planner
Deborah Rogoff-Ezra, Associate Planner

Ascent Environmental

Chelsey Payne, Project Manager
Heidi Gen Kuong, Project Manager

Provost & Prichard

Sara Allinder, Project Manager
Wyatt Czesinski, Assistant Planner

California Coalition for Rural Housing

Kate Rose, Outreach Lead
Clancy Taylor, Outreach Facilitator
Eusevio Ortega, Outreach Facilitator

Table of Contents

Introduction	1
Housing Element Purpose	1
General Plan Consistency	2
Housing Element Organization	2
Public Outreach and Engagement.....	1-1
Project Website.....	1-1
Stakeholder Consultations.....	1-1
Study Sessions.....	1-3
Community Workshops	1-4
Stakeholder Focus Groups.....	1-5
Farmworker and Farm Employer Surveys.....	1-8
Travel Survey	1-9
Translation	1-10
Outreach Noticing.....	1-10
Regional Housing Needs Assessment.....	2-1
Population Trends and Characteristics.....	2-2
<i>Population Change</i>	<i>2-2</i>
<i>Household and Group Quarters Population</i>	<i>2-3</i>
<i>Age Characteristics</i>	<i>2-4</i>
<i>Population by Race/Ethnicity.....</i>	<i>2-7</i>
Household Trends and Characteristics	2-9
<i>Historical Growth</i>	<i>2-9</i>
<i>Household Formation and Composition.....</i>	<i>2-10</i>
<i>Household Income.....</i>	<i>2-10</i>
Employment Trends and Characteristics	2-13
<i>Employment and Wage Scale by Industry</i>	<i>2-13</i>
<i>Unemployment.....</i>	<i>2-19</i>
<i>Labor Force Trends</i>	<i>2-19</i>
Population and Employment Projections.....	2-21
<i>Population Forecast.....</i>	<i>2-21</i>
<i>Employment Forecast.....</i>	<i>2-22</i>
Housing Inventory and Market Conditions	2-22
<i>Housing Stock Profile</i>	<i>2-23</i>
<i>Housing Tenure.....</i>	<i>2-25</i>
<i>Vacancy Rate</i>	<i>2-26</i>
<i>Housing Conditions</i>	<i>2-27</i>
<i>Overpayment (Cost Burden).....</i>	<i>2-29</i>
<i>Overcrowding.....</i>	<i>2-33</i>
Housing Cost and Affordability	2-35
<i>Home Price Trends.....</i>	<i>2-35</i>
<i>Rental Trends</i>	<i>2-37</i>
<i>Ability to Pay</i>	<i>2-37</i>
Special Needs	2-39
<i>Senior Population</i>	<i>2-39</i>
<i>Large Households.....</i>	<i>2-44</i>
<i>Single Female-Headed Households.....</i>	<i>2-45</i>
<i>Persons with Disabilities.....</i>	<i>2-47</i>
<i>Developmental Disabilities</i>	<i>2-50</i>
<i>Homeless.....</i>	<i>2-51</i>

TABLE OF CONTENTS

Farmworkers 2-60
Extremely Low-Income Households 2-69
 Inventory of Affordable Rental Housing and At-Risk Status 2-74
Preservation Options for At-Risk Properties 2-74
Qualified Entities 2-75

Regional Assessment of Fair Housing 3-1

Outreach 3-1
Consultations 3-2
Stakeholder Focus Group Workshops 3-5
FCOG Transportation Needs Survey 3-6
Public Comments 3-12
 Fair Housing Issues 3-12
Patterns of Integration and Segregation 3-15
Access to Opportunity 3-42
Disproportionate Housing Need and Displacement Risk 3-65

Opportunities for Residential Development 4-1

Regional Housing Needs Allocation 4-1
 Assembly Bill 1233 RHNA “Carry-Over” Analysis 4-3
 Availability of Land and Services 4-3
Units Built or Under Construction and Planned or Approved Projects 4-4
Accessory Dwelling Unit Potential 4-4
Vacant and Underutilized Land Inventory 4-4
Adequacy of Public Facilities 4-7
Financial and Administrative Resources 4-7
 Opportunities for Energy Conservation 4-14
California Building Code, Title 24 4-15
Utility Programs 4-15

Housing Constraints 5-1

Governmental Constraints 5-1
Land Use Controls 5-1
Residential Development Standards 5-2
Density Bonus 5-3
Growth Control 5-3
Airport Land Use Compatibility 5-4
Zoning for a Variety of Housing Types 5-4
On-/Off-Site Improvement Standards 5-9
Fees and Exactions 5-9
Processing and Permit Procedures 5-10
Senate Bill 35 5-11
Senate Bill 330 5-11
Building Codes and Enforcement 5-11
Constraints on Housing for Persons with Disabilities 5-11
 Nongovernmental Constraints 5-13
Land Costs 5-13
Construction Costs 5-15
Dry Utilities 5-15
Availability of Financing 5-16
Environmental Constraints 5-17

Housing Plan 6-1

Goals and Policies 6-1

 1. *New Housing Development* 6-1

 2. *Affordable Housing* 6-2

 3. *Housing and Neighborhood Conservation* 6-3

 4. *Special Needs Housing* 6-3

 5. *Fair and Equal Housing Opportunities* 6-4

 6. *Energy Conservation and Sustainable Development* 6-5

Appendix 1 1A-1

Summary of Needs and Conditions

Action Plan

Sites Inventory

Fair Housing Analysis

Housing Constraints

Review of Previous Housing Element

Public Outreach and Engagement

APPENDICES

- 1A: Fresno County
- 1B: Coalinga
- 1C: Firebaugh
- 1D: Fowler
- 1E: Fresno City
- 1F: Huron
- 1G: Kerman
- 1H: Kingsburg
- 1I: Mendota
- 1J: Orange Cove
- 1K: Parlier
- 1L: Reedley
- 1M: San Joaquin
- 1N: Sanger
- 1O: Selma

Figures

Figure 2-1. Race and Ethnicity (2020) 2-7

Figure 2-2. Median Household Income (2020)..... 2-12

Figure 2-3. Employment by Industry (2020)..... 2-15

Figure 2-3. Employment by Industry (2020) (cont) 2-16

Figure 2-4. Unemployment Rate (2022)..... 2-19

Figure 2-5. Fresno County Average Annual Job Openings by Entry-Level Education (2010-2020) 2-21

Figure 2-6. Median Sales Price for Fresno County 2-35

Figure 2-7. Farm Employment, Fresno County 2-62

Figure 2-8. Farm Labor in Fresno County 2-63

Figure 3-1. Discrimination Experienced in Housing 3-7

Figure 3-2. Discrimination Basis 3-8

Figure 3-3. Most-Liked Feature of current Neighborhood 3-9

Figure 3-4. Least-Liked Feature of current Neighborhood 3-10

Figure 3-5. Barriers Preventing Homeownership 3-11

Figure 3-6. Regional TCAC/HCD Opportunity Areas 3-14

Figure 3-7. Income Patterns in the Region..... 3-16

Figure 3-8. Regional Median Incomes..... 3-17

Figure 3-9. Income Groups Within Fresno County Jurisdictions 3-19

Figure 3-10. Regional Poverty Rates 3-20

Figure 3-11. Segregation and Integration, Regional Divergence, 2020 3-23

Figure 3-12. Racial and Ethnic Divergence, Fresno County Region 3-25

Figure 3-13. Regional Demographic Composition, 2020 3-26

Figure 3-14. Regional Racial Demographics 3-27

Figure 3-15. Regional R/ECAPS 3-30

Figure 3-16. Regional RCAAS 3-31

Figure 3-17. Diversity Index Within Fresno County 3-32

Figure 3-18. Fresno County JURISDICTION Racial Demographics 3-33

Figure 3-19. Percentage of Children in Married-Couple Households in the Region 3-36

Figure 3-20. Percentage of Children in Female-Headed Households in the Region 3-37

Figure 3-21. Population with a disability in the Region..... 3-39

Figure 3-22. Regional Disability by Type..... 3-40

Figure 3-23. AllTransit Transit Access in the Region 3-43

Figure 3-24. Fresno County Rural Transit Agency Intercounty Routes 3-46

Figure 3-25. Regional Jobs Proximity..... 3-53

Figure 3-26. Regional Labor Market Engagement 3-54

Figure 3-27. Regional Unemployment Rates, 2010-2022 3-55

Figure 3-28. Regional TCAC/HCD Educational Domain Scores..... 3-58

Figure 3-29. HUD School Proficiency Index..... 3-60

Figure 3-30. Regional CalEnviroScreen Percentiles 3-63

Figure 3-31. Overcrowded Households in the Region 3-67

Figure 3-32. Regional Overcrowded Households by Tenure 3-68

Figure 3-33. Overpayment Rates in the Region 3-69

Figure 3-34. Age of Housing Stock in the Region 3-70

Figure 3-35. Regional Farm Operations and Agricultural Employees 3-73

Figure 3-36. Sensitive Communities, 2020..... 3-76

Figure 5-1. Historical Mortgage Interest Rates, United States 2015-2022 5-16

Tables

Table 2-1	Change in Total Population (2000-2022).....	2-2
Table 2-2	Change in Household Population (2010-2020)	2-3
Table 2-3	Population by Age Group (2020).....	2-5
Table 2-4	Change in Households (2010-2020).....	2-9
Table 2-5	Persons per Household (2020).....	2-10
Table 2-6	HUD Income Limits by Persons per Household (2022).....	2-11
Table 2-7	State of California Income Categories	2-11
Table 2-8	HCD Income Limits by Person per Household (2022).....	2-12
Table 2-9	Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2018).....	2-13
Table 2-10	Employment by Industry (2020).....	2-17
Table 2-11	Fresno County Job Growth by Industry Sector (2018-2028).....	2-20
Table 2-12	Fresno County Population Forecast (2025-2050)	2-21
Table 2-13	Population of Fresno County and California (1980-2040).....	2-22
Table 2-14	Fresno County Employment Forecast (2025-2040)	2-22
Table 2-15	Housing Stock (2010-2022).....	2-23
Table 2-16	Affordable vs. Market-Rate Multifamily Housing (1980-2013).....	2-25
Table 2-17	Housing Tenure (2020).....	2-26
Table 2-18	Housing Stock and Vacancy Rate (2010-2022)	2-27
Table 2-19	Age of Housing Stock (2020).....	2-28
Table 2-20	Overpayment by Tenure (2018).....	2-31
Table 2-21	Overcrowding by Tenure (2020).....	2-34
Table 2-22	Home Sales Recorded in 2017, 2021, and 2022.....	2-36
Table 2-23	Residential Rental Rate Comparison (2014-2021).....	2-37
Table 2-24	Fresno County Ability to Pay (2022).....	2-38
Table 2-25	HUD Fair-Market Rent by Bedroom (2022)	2-39
Table 2-26	Percentage of the Senior Population (65 and Over) (2020).....	2-40
Table 2-27	Senior Households by Tenure (2020).....	2-41
Table 2-28	Seniors with Disabilities (2020).....	2-43
Table 2-29	Large Households by Tenure (2020).....	2-45
Table 2-30	Single Female-Headed Households (2020)	2-46
Table 2-31	Female-Headed Households in Poverty (2020)	2-47
Table 2-32	Persons with a Disability (2020)	2-49
Table 2-33	Disability by Type (2020)	2-49
Table 2-34	Clients in Fresno County with Developmental Disabilities by Age (2022).....	2-50
Table 2-35	Total Unsheltered and Sheltered Homeless Count: Fresno County (2022).....	2-52
Table 2-36	Estimated Number of Homeless Persons by Jurisdiction.....	2-53
Table 2-37	Comparison of 2022 and 2023 Point In Time Homeless Count	2-54
Table 2-38	Bed Inventory by Program Type, Fresno County and Madera County (2022).....	2-54
Table 2-39	Emergency Shelters in Fresno County (2023)	2-56
Table 2-40	Residential Care Facilities (2023).....	2-58
Table 2-41	Farmworkers in Fresno County by Days Worked (2017)	2-61
Table 2-42	Estimated Farmworkers (2020)	2-62
Table 2-43	Migrant Worker Student Population.....	2-65
Table 2-44	Limited English-Speaking Households	2-67
Table 2-45	Resources for Farmworkers	2-68
Table 2-46	Extremely Low-Income Households by Tenure (2018)	2-70
Table 2-47	Extremely Low-Income Households by Tenure and Overpayment - Fresno County, Clovis, and Coalinga (2018)	2-71
Table 2-48	Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018).....	2-71
Table 2-49	Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018).....	2-72
Table 2-50	Extremely Low-Income Households by Tenure and Overpayment – Mendota, Orange Cove, and Parlier (2018).....	2-72

TABLE OF CONTENTS

Table 2-51 Extremely Low-Income Households by Tenure and Overpayment - Reedley, Sanger, and San Joaquin (2018)..... 2-73

Table 2-52 Extremely Low-Income Households by Tenure and Overpayment – Selma and Unincorporated Fresno County (2018)..... 2-73

Table 2-53 Qualified Entities (2022) 2-75

Table 3-1 Regional Familial Status Discrimination, 2013-2021 3-34

Table 3-2 Regional Demographic Characteristics of the Population with a Disability 3-41

Table 3-3 Regional Alltransit Performance Scores 3-44

Table 3-4 Fresno County Rural Transit Agency Intercounty Connections 3-44

Table 3-5 Fresno MSA Fair-Market Rents, 2022 3-50

Table 3-6 Regional Vacancy Rates..... 3-50

Table 4-1 2023-2031 Regional Housing Needs Allocation by Jurisdiction 4-2

Table 4-2 Affordable Rent to Market Rent Comparison..... 4-6

Table 4-3 Costs per Unit 4-6

Table 4-4 Financial Resources 4-8

Table 4-5 Fresno Housing Authority Properties..... 4-11

Table 5-1 Statewide Density Bonus Parking Standards 5-3

Table 5-2 Fresno COG Transportation Impact Fee 5-10

Table 5-3 Listed Land Prices, Incorporated Cities (2022) 5-13

Table 5-4 Listed Land Prices, Unincorporated Areas (2022)..... 5-14

Table 5-5 Land Sale Prices, Incorporated Cities (August 2022)..... 5-14

Table 5-6 Land Sale Prices, Unincorporated Areas (August 2022)..... 5-14