

REGIONAL HOUSING NEEDS ASSESSMENT



TABLE OF CONTENTS

Regional Housing Needs Assessment	2-1
Population Trends and Characteristics	2-2
Household Trends and Characteristics	2-9
Employment Trends and Characteristics	2-13
Population and Employment Projections.....	2-21
Housing Inventory and Market Conditions	2-22
Housing Cost and Affordability	2-35
Special Needs	2-39
Inventory of Affordable Rental Housing and At-Risk Status.....	2-70

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 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

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

REGIONAL HOUSING NEEDS ASSESSMENT



This section provides a comprehensive assessment of housing needs as the basis for developing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for the jurisdictions in Fresno County. The main source of the information is the pre-approved data package for Fresno County provided by the California Department of Housing and Community Development (HCD), which is noted in the sources for the data tables in this section. The pre-approved data package uses several data sources, including the 2020 American Community Survey (ACS) 5-Year Estimates (2016-2020) and the California Department of Finance (DOF) population estimates. Other sources of information in this section include the Fresno County Council of Governments (FCOG), the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. One jurisdiction (Clovis) did not participate in the multi-jurisdictional housing element and is not represented in the tables or analysis.

POPULATION TRENDS AND CHARACTERISTICS

Population Change

The DOF provides population estimates for each jurisdiction, shown in **Table 2-1, Change in Total Population (2000-2022)**. Analyzing population change can help assess where there may be a need for new housing and services.

Fresno County had a total population of approximately 1,011,499 in 2022. More than half the countywide population resides in the city of Fresno. The unincorporated area has the next-largest population of 158,846, followed by the city of Clovis with a population of 124,523. The remaining cities have populations of about 26,000 or less.

The countywide average annual growth was 1.2 percent between 2000 and 2022, compared to -0.01 percent statewide. The city with the greatest average annual population change from 2000 to 2022 was Kerman, with a 4.5 percent increase, followed by Fowler and Clovis with 3.6 and 3.7 percent average annual growth, respectively.

Table 2-1 Change in Total Population (2000-2022)

Jurisdiction	Total Population				2000-2022	
	2000	2010	2020	2022	Total Change	Average Annual Growth
Fresno County	799,407	930,450	1,020,292	1,011,499	212,092	1.2%
Clovis	68,516	95,631	118,741	124,523	56,007	3.7%
Coalinga	15,798	18,087	17,177	17,237	1,439	0.4%
Firebaugh	5,743	7,549	8,035	8,495	2,752	2.2%
Fowler	3,979	5,570	6,436	7,168	3,189	3.6%
Fresno	427,719	494,665	543,451	543,428	115,709	1.2%
Huron	6,310	6,754	7,297	6,124	-186	-0.1%
Kerman	8,548	13,544	15,922	16,955	8,407	4.5%
Kingsburg	9,231	11,382	12,879	12,865	3,634	1.8%
Mendota	7,890	11,014	12,424	12,463	4,573	2.6%
Orange Cove	7,722	9,078	9,562	9,463	1,741	1.0%
Parlier	11,145	14,494	15,797	14,402	3,257	1.3%
Reedley	20,756	24,194	25,974	25,381	4,625	1.0%
Sanger	18,931	24,270	27,157	26,241	7,310	1.8%
San Joaquin	3,270	4,001	4,137	3,608	338	0.5%
Selma	19,444	23,219	24,405	24,300	4,856	1.1%
Unincorporated County	164,405	171,705	170,898	158,846	-5,559	-0.2%

Source: Department of Finance, E5, 2020-2022.

Household and Group Quarters Population

The total population includes the household population and people living in group quarters. A household includes all persons who occupy a housing unit as their usual place of residence. This may include a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

As shown in **Table 2-2, Change in Household Population (2010-2020)**, the population living in group quarters in most of the jurisdictions was very small. However, the group quarters population in Fresno, Coalinga, and the unincorporated county were much larger. In Coalinga, this group quarters population primarily resides in the Pleasant Valley State Prison and the Coalinga State Hospital. In Fresno, three local detention facilities are located downtown with a fourth located two miles south of downtown.

Although the total population in Coalinga, shown in **Table 2-1**, increased between 2010 and 2020, there was a reduction in the group quarters population (at Pleasant Valley State Prison) as a result of recent changes to state and federal policies. As shown in **Table 2-2**, the group quarters population in Coalinga decreased from 6,335 in 2010 to 4,499 in 2020, while the household population slightly increased.

Table 2-2 Change in Household Population (2010-2020)

		2010	2022	2010 to 2022	
				Numerical Change	Percent Change
Clovis	Household Population	95,243	123,246	28,003	29.4%
	Group Quarters Population	388	419	31	8.0%
Coalinga	Household Population	11,752	12,778	1,026	8.7%
	Group Quarters Population	6,335	4,499	-1,836	-29.0%
Firebaugh	Household Population	7,536	8,425	889	11.8%
	Group Quarters Population	13	14	1	7.7%
Fowler	Household Population	5,523	6,911	1,388	25.1%
	Group Quarters Population	47	51	4	8.5%
Fresno	Household Population	485,798	533,506	47,708	9.8%
	Group Quarters Population	8,867	10,154	1,287	14.5%
Huron	Household Population	6,754	6,170	-584	-8.6%
	Group Quarters Population	0	0	0	0.0%
Kerman	Household Population	13,537	16,631	3,094	22.9%
	Group Quarters Population	7	8	1	14.3%
Kingsburg	Household Population	11,300	12,417	1,117	9.9%
	Group Quarters Population	82	89	7	8.5%
Mendota	Household Population	11,014	12,440	1,426	12.9%
	Group Quarters Population	0	0	0	0.0%

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

		2010	2022	2010 to 2022	
				Numerical Change	Percent Change
Orange Cove	Household Population	9,078	9,497	419	4.6%
	Group Quarters Population	0	0	0	0.0%
Parlier	Household Population	14,492	14,495	3	0.02%
	Group Quarters Population	2	2	0	0.0%
Reedley	Household Population	23,945	24,767	822	3.4%
	Group Quarters Population	249	215	-34	-13.7%
Sanger	Household Population	24,136	26,159	2,023	8.4%
	Group Quarters Population	134	145	11	8.2%
San Joaquin	Household Population	4,001	3,639	-362	-9.0%
	Group Quarters Population	0	0	0	0.0%
Selma	Household Population	23,054	24,344	1,290	5.6%
	Group Quarters Population	165	178	13	7.9%
Unincorporated	Household Population	159,429	157,476	-1,953	-1.2%
	Group Quarters Population	1,234	2,598	1,364	110.5%
Fresno County	Household Population	906,592	835,425	-71,167	-7.8%
	Group Quarters Population	17,523	15,774	-1,749	-10.0%

Source: Department of Finance, E5, 2021-2022.

Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, and incomes. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Table 2-3, Population by Age Group (2020), shows a breakdown of each jurisdiction’s population by age group and the median age. The age groups include school-age children (ages 5-17), college-age students (ages 18-24), young adults (ages 25-44), middle-aged adults (ages 45-64), and seniors (ages 65+). A population with a large percentage of seniors may require unique housing that accommodates disabilities, located near health care, transit, and other services. College students may need more affordable homes. Young adults and middle-aged adults, which make up the workforce, may need homes near employment or transit centers with adequate size for families. San Joaquin, Orange Cove, and Mendota have a large proportion of school-age students, while Mendota, Orange Cove and Coalinga have a large percentage of college-age populations in association with colleges (Fresno City College, California State University Fresno, Fresno Pacific University, and California Christian College). Fowler and Unincorporated Fresno County had a significantly high percentage of seniors followed by Clovis and Kingsburg. Seniors as a cohort on average comprise 12 percent of the population, in contrast to the young and middle-aged adults. Mendota and Orange Cove have the lowest median age at about 25. Kingsburg has the highest median age at about 34, nine years higher. Median age data for the unincorporated areas was not available.

Table 2-3 Population by Age Group (2020)

Jurisdiction	5 to 17 years	18 to 24 years	25-44 years	45-64 years	65 years and over	Median Age
	School-age Students	College-age Students	Young Adults	Middle-aged Adults	Seniors	
Fresno County	28.4%	9.9%	28.0%	21.5%	12.2%	32.4
Clovis	28.8%	8.0%	27.1%	23.1%	13.0%	34.8
Coalinga	21.5%	12.0%	35.5%	21.3%	9.8%	30.4
Firebaugh	33.4%	10.0%	22.2%	24.3%	10.2%	29.9
Fowler	28.9%	7.6%	24.1%	24.1%	15.4%	34.1
Fresno	28.3%	10.8%	29.3%	20.3%	11.5%	31.4
Huron	31.5%	7.5%	29.0%	25.1%	7.0%	28.1
Kerman	31.9%	9.5%	29.6%	19.5%	9.6%	28.8
Kingsburg	30.1%	7.6%	29.3%	20.4%	12.6%	34.5
Mendota	39.1%	11.0%	24.0%	19.0%	6.9%	24.9
Orange Cove	37.4%	11.5%	25.1%	18.6%	7.4%	25.8
Parlier	34.6%	10.7%	28.7%	17.8%	8.2%	28.2
Reedley	31.7%	10.2%	26.4%	21.4%	10.2%	30.7
Sanger	31.7%	8.8%	29.5%	20.3%	9.7%	31.6
San Joaquin	35.4%	10.6%	28.5%	19.6%	5.9%	26.5
Selma	29.1%	10.7%	28.7%	20.4%	11.1%	30.0
Unincorporated County	25.7%	8.4%	24.3%	25.1%	16.6%	-

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

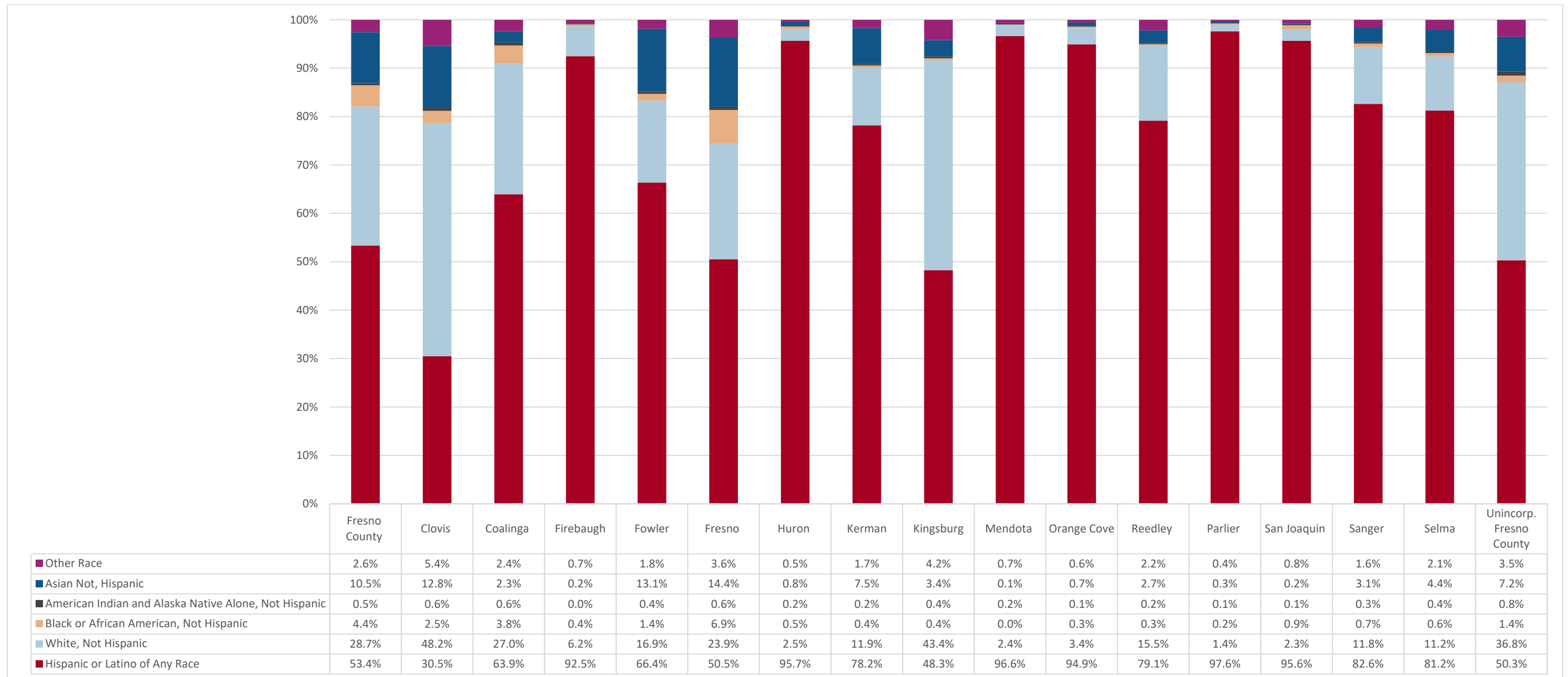
SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

This page intentionally left blank.

Population by Race/Ethnicity

Figure 2-1, Race and Ethnicity (2020) shows race and ethnicity of residents in Fresno County jurisdictions. The majority of the population in most jurisdictions – except for the unincorporated county, Fresno, Kingsburg and Clovis – is Hispanic (of any race). Countywide, more than half of the population identified as being of Hispanic or Latino origin. The populations of Huron, Mendota, Parlier, and San Joaquin City are all more than 95.0 percent Hispanic. Clovis has the lowest percentage at 30.5 percent. The second-largest population group is White, Not-Hispanic, with a high of 48.2 percent in Clovis. The populations in the Clovis, Kerman, Fowler, Fresno and unincorporated county have Asian populations above 5.0 percent, with the highest proportions in Fresno and Fowler.

FIGURE 2-1. RACE AND ETHNICITY (2020)



Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Note: Other race includes Two or More Races, and Some Other Race.

This page intentionally left blank.

HOUSEHOLD TRENDS AND CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. This estimate does not include people living in group homes. Families often prefer single-family homes to accommodate children, while single persons often occupy smaller apartments or condominiums. Single-person households often include seniors living alone or young adults.

Historical Growth

Table 2-4, Change in Households (2010-2020), shows the change in the number of households by jurisdiction between 2010 and 2020. Orange Cove had the most significant average annual growth in the number of households from 2010 to 2020 (3.0 percent) followed by Huron, Fowler, Parlier, and Coalinga with just under 2.2 percent growth. The unincorporated area and Kingsburg lost population (-0.2 percent). The cities with the slowest amount of growth were San Joaquin followed by Firebaugh and Reedley, at 4.2 percent, 6.3 percent, and 7.0 percent respectively.

Table 2-4 Change in Households (2010-2020)

Jurisdiction	2010	2020	Change 2010-2020	Percentage Change 2010-2020	Average Annual Growth 2010-2020
County Total	289,391	310,097	20,706	7.2%	0.7%
Clovis	33,419	37,726	4,307	12.9%	1.3%
Coalinga	3,896	4,552	656	16.8%	1.7%
Firebaugh	1,920	2,041	121	6.3%	0.6%
Fowler	1,723	2,035	312	18.1%	1.8%
Fresno	158,349	170,137	11,788	7.4%	0.7%
Huron	1,532	1,874	342	22.3%	2.2%
Kerman	3,692	4,113	421	11.4%	1.1%
Kingsburg	3,822	3,754	-68	-1.8%	-0.2%
Mendota	2,424	2,838	414	17.1%	1.7%
Orange Cove	2,068	2,682	614	29.7%	3.0%
Parlier	3,297	3,875	578	17.5%	1.8%
Reedley	6,569	7,030	461	7.0%	0.7%
Sanger	6,659	7,419	760	11.4%	1.1%
San Joaquin	882	919	37	4.2%	0.4%
Selma	6,416	7,225	809	12.6%	1.3%
Unincorporated County	52,723	51,877	-846	-1.6%	-0.2%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Household Formation and Composition

Table 2-5, Persons per Household (2020), shows the average household size for Fresno County in 2020. A higher persons-per-household ratio indicates a larger proportion of families, especially large families, and fewer single-person households. The Fresno region has larger households than the statewide average. Countywide, the average household size was 3.1 persons per household in 2020, compared to 2.9 statewide. The two cities with the largest average household size in 2020 were Mendota (4.3) and Sanger (4.4), followed closely by Parlier (4.0), and Firebaugh, Huron, and Orange Cove (3.8). The cities with the lowest persons per household ratio were Clovis, Coalinga and Fresno (3.0), followed by Fowler (3.1) and Kingsburg (3.2). The larger household size throughout the county indicates a need for housing units with adequate number of rooms to accommodate families without overcrowding.

Table 2-5 Persons per Household (2020)

City	Average Persons Per Household
Fresno County	3.1
Clovis	3.0
Coalinga	3.0
Firebaugh	3.8
Fowler	3.1
Fresno	3.0
Huron	3.8
Kerman	3.6
Kingsburg	3.2
Mendota	4.3
Orange Cove	3.8
Parlier	4.0
Reedley	3.6
Sanger	4.4
San Joaquin	3.6
Selma	3.4
Unincorporated County	3.0

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Household Income

Household income is a key factor affecting housing opportunity, determining a household’s ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based on employment, occupation, educational attainment, tenure, household type, location of residence, and race/ethnicity, among other factors.

Income Definitions and Income Limits

The state and federal governments classify household income into several categories based on the relationship to the county area median income (AMI), adjusted for household size. The HUD estimate of AMI is used to set income limits for eligibility in federal housing programs. The income categories include:

- Extremely low-income households, which earn up to 30 percent of the AMI;
- Very low-income households, which earn between 31 and 50 percent of the AMI;
- Low-income households, which earn between 51 and 80 percent of the AMI; and
- Median-income households, which earn 100 percent of the AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (see **Table 2-6, HUD Income Limits by Persons per Household**). According to HUD, the AMI for a four-person household in Fresno County was \$72,900 in 2022.

Table 2-6 HUD Income Limits by Persons per Household (2022)

Fresno County Income Categories	Median Income	Persons per Household				
		1	2	3	4	5
Extremely Low-Income Household (30%*)	\$72,900	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470
Very Low-Income Household (50%)		\$27,300	\$31,200	\$35,100	\$38,950	\$42,100
Low-Income Household (80%)		\$43,650	\$49,850	\$56,100	\$62,300	\$67,300

Source: U.S. Department of Housing and Urban Development (HUD), 2022.

HCD uses the income categories shown in **Table 2-7, State of California Income Categories**, to determine eligibility for state housing programs. HCD's methodology for calculating AMI is slightly different from HUD's methodology; therefore, the AMI and income limits vary.

Table 2-7 State of California Income Categories

Income Category	Percentage of County Area Median Income (AMI)
Acutely Low	0%-15% of AMI
Extremely Low	15%-30% AMI
Very Low	31%-50% AMI
Low	51%-80% AMI
Moderate	81%-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50063.5 of the California Health and Safety Code.

The State income limits for Fresno County are shown in **Table 2-8, HCD Income Limits by Person per Household (2022)**. The California 2022 AMI for a four-person household in Fresno County is \$80,300 (compared to the federal estimate of \$72,900). A four-person household earning \$62,300 or less would be considered low-income.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Table 2-8 HCD Income Limits by Person per Household (2022)

Fresno County Income Categories	Persons per Household							
	1	2	3	4	5	6	7	8
Acutely Low	\$8,450	\$9,650	\$10,850	\$12,050	\$13,000	\$14,000	\$14,950	\$15,900
Extremely Low-Income Household (30%*)	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very Low-Income Household (50%*)	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Low-Income Household (80%*)	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300	\$72,300	\$77,300	\$82,250
Median-Income Household (100%*)	\$56,200	\$64,250	\$72,250	\$80,300	\$86,700	\$93,150	\$99,550	\$106,000
Moderate-Income Household (120%*)	\$67,450	\$77,100	\$86,700	\$96,350	\$104,050	\$117,750	\$119,450	\$127,200

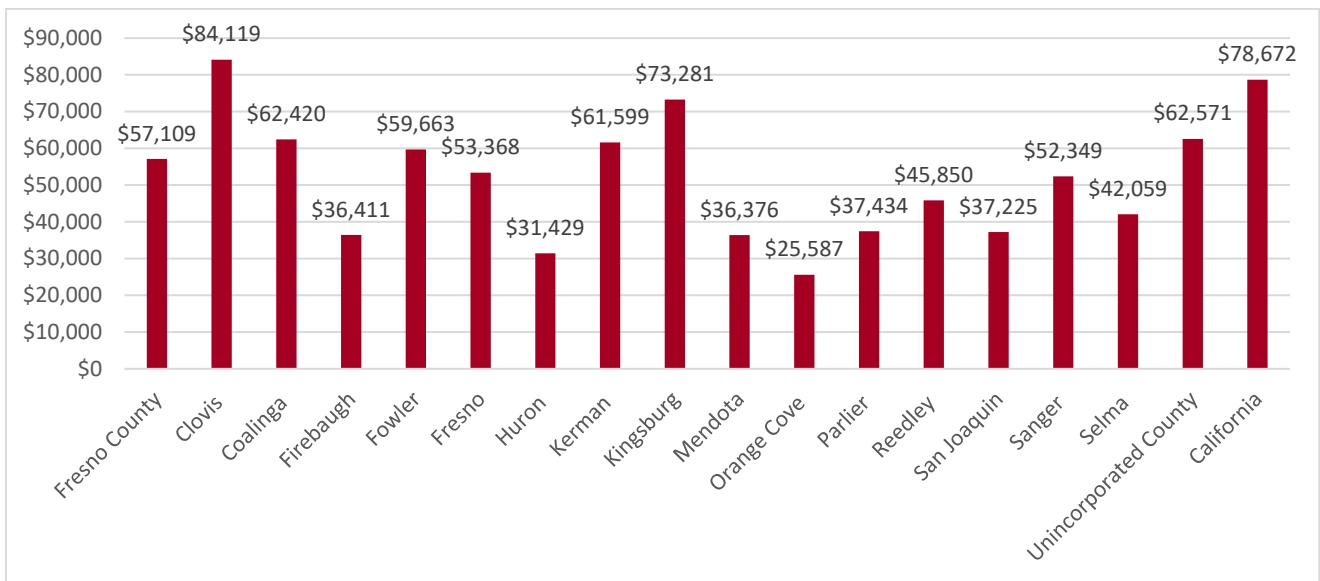
*Percentage Estimate of AMI: \$80,300

Source: California Department of Housing and Community Development (HCD), 2022.

Median-Household Income

Figure 2-2, Median Household Income (2020), shows actual median household income for the jurisdictions in Fresno County, as reported by the 2020 ACS 5-Year Estimates. This median income is for all households, regardless of household size. The median household income in California was \$78,672 in 2020, higher than the Fresno County median of \$57,109. The city with the highest median household income in 2020 was Clovis at \$84,119, followed by the Kingsburg at \$73,281. The city with the lowest median income was Orange Cove at \$25,587, with five cities, Firebaugh, Huron, Mendota, Parlier, and San Joaquin with incomes below \$40,000.

FIGURE 2-2. MEDIAN HOUSEHOLD INCOME (2020)



Note: Data for unincorporated area is based on compilation of available CDP data.

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

According to the 2014-2018 HUD Comprehensive Housing Affordability Strategy (CHAS) Data, Firebaugh, Huron, Orange Cove, Sanger, and Selma all have a higher representation of very low-income households than the countywide average rate of 12.8 percent, as shown in **Table 2-9, Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2018)**. This data suggests that these households may experience challenges in finding housing affordable within their incomes.

Table 2-9 Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2018)

Jurisdiction	Total Families	Estimated VLI Families	Jurisdiction VLI Rate
Fresno Countywide Average	304,625	39,010	12.8%
Firebaugh	2,170	465	21.4%
Huron	1,770	410	23.2%
Orange Cove	2,385	670	28.1%
Sanger	7,085	1,225	17.3%
Selma	6,755	1,175	17.4%

Source: FCOG Data Packet, 2022 -- CHAS (2014-2018)

EMPLOYMENT TRENDS AND CHARACTERISTICS

Fresno County’s economy has a significant impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and associated income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Fresno County and how these patterns influence housing needs.

Employment and Wage Scale by Industry

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs.

Figure 2-3, Employment by Industry (2020), and **Table 2-10, Employment by Industry**, show employment by industry for each jurisdiction. In Fresno County, the most common industry, at 24.7 percent, is educational services, health care and social assistance (shown in **Figure 2-3** in red). This industry is also the most common in Clovis, Coalinga, Fowler, Fresno City, Kerman, Kingsburg, Sanger, Selma, and the unincorporated area.

Agriculture, forestry, fishing and hunting, and mining holds a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 63.6 percent. These areas are more rural and strongly based in agriculture.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

This page intentionally left blank.

FIGURE 2-3. EMPLOYMENT BY INDUSTRY (2020)

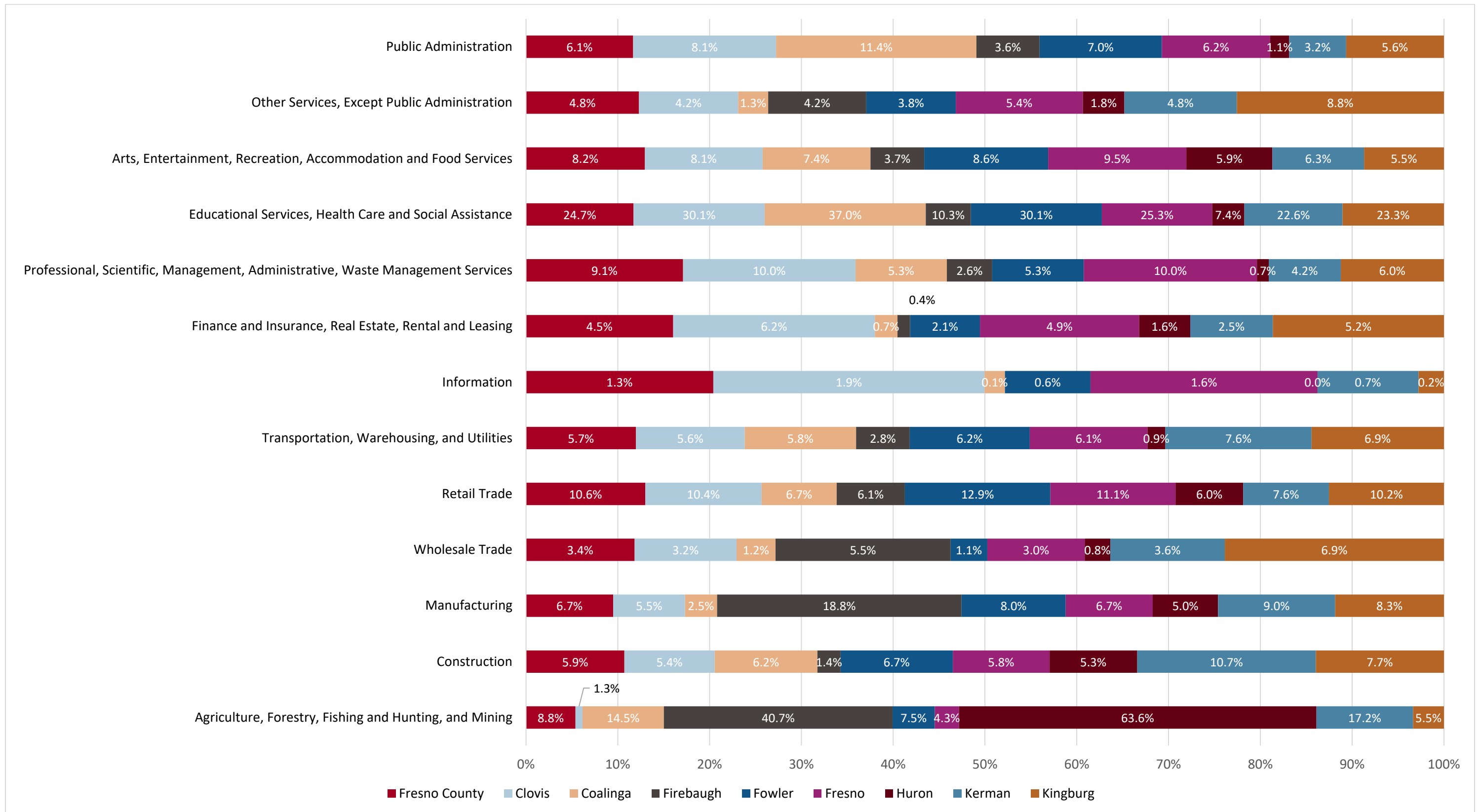
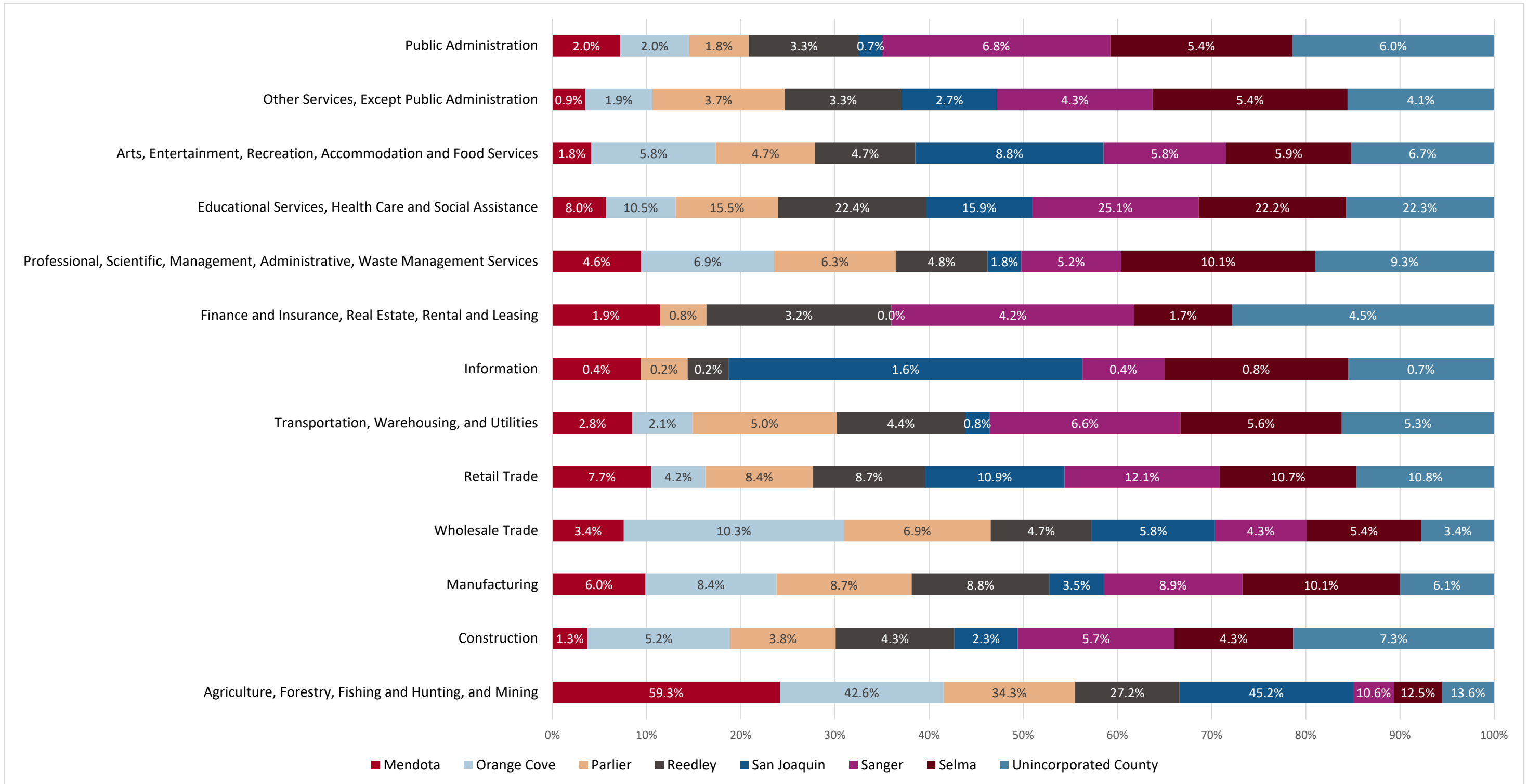


FIGURE 2-3. EMPLOYMENT BY INDUSTRY (2020) (CONT)



Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Table 2-10 Employment by Industry (2020)

		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative and waste management services	Educational services, and health care and social assistance	Arts, entertainment, and recreation, and accommodation and food services	Other services, except public administration	Public administration
Fresno County	#	408,625	36,163	24,099	27,511	13,965	43,380	23,462	5,129	18,509	37,345	100,999	33,497	19,527	25,039
	%	100%	8.8%	5.9%	6.7%	3.4%	10.6%	5.7%	1.3%	4.5%	9.1%	24.7%	8.2%	4.8%	6.1%
Clovis	#	51,408	646	2,782	2,834	1,640	5,324	2,898	968	3,172	5,137	15,481	4,177	2,166	4,183
	%	100%	1.3%	5.4%	5.5%	3.2%	10.4%	5.6%	1.9%	6.2%	10.0%	30.1%	8.1%	4.2%	8.1%
Coalinga	#	5,648	817	348	139	69	377	326	8	39	299	2,090	420	72	644
	%	100%	14.5%	6.2%	2.5%	1.2%	6.7%	5.8%	0.1%	0.7%	5.3%	37.0%	7.4%	1.3%	11.4%
Firebaugh	#	2,590	1,054	36	486	142	157	72	0	10	68	268	96	108	93
	%	100%	40.7%	1.4%	18.8%	5.5%	6.1%	2.8%	0.0%	0.4%	2.6%	10.3%	3.7%	4.2%	3.6%
Fowler	#	2,526	190	170	202	29	327	157	15	54	134	760	216	96	176
	%	100%	7.5%	6.7%	8.0%	1.1%	12.9%	6.2%	0.6%	2.1%	5.3%	30.1%	8.6%	3.8%	7.0%
Fresno	#	218,708	9,414	12,688	14,622	6,667	24,346	13,356	3,447	10,643	21,951	55,432	20,857	11,806	13,479
	%	100%	4.3%	5.8%	6.7%	3.0%	11.1%	6.1%	1.6%	4.9%	10.0%	25.3%	9.5%	5.4%	6.2%
Huron	#	2,494	1,586	131	125	20	150	23	0	39	17	184	148	44	27
	%	100%	63.6%	5.3%	5.0%	0.8%	6.0%	0.9%	0.0%	1.6%	0.7%	7.4%	5.9%	1.8%	1.1%
Kerman	#	6,135	1,055	657	552	220	468	465	43	155	256	1,384	388	293	199
	%	100%	17.2%	10.7%	9.0%	3.6%	7.6%	7.6%	0.7%	2.5%	4.2%	22.6%	6.3%	4.8%	3.2%
Kingsburg	#	5,103	280	392	426	350	522	350	9	267	305	1,188	281	449	284
	%	100%	5.5%	7.7%	8.3%	6.9%	10.2%	6.9%	0.2%	5.2%	6.0%	23.3%	5.5%	8.8%	5.6%

SECTION 2: HOUSING NEEDS ASSESSMENT

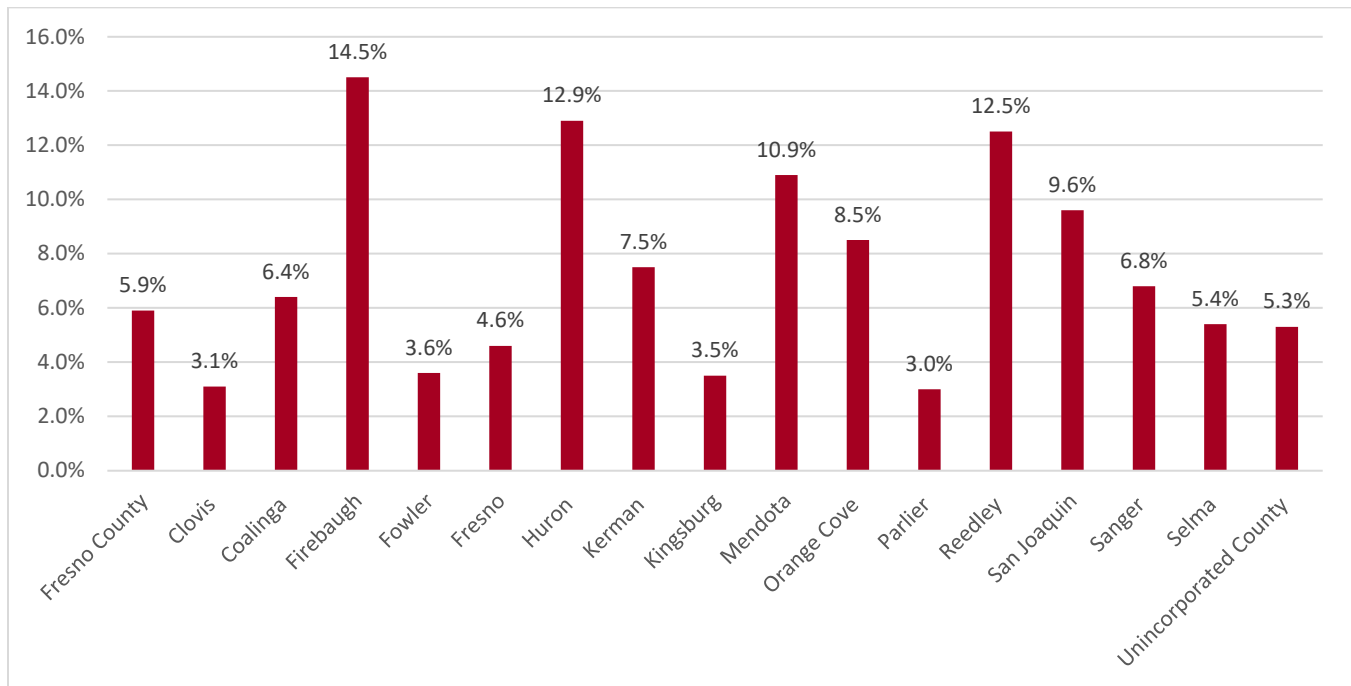
		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative and waste management services	Educational services, and health care and social assistance	Arts, entertainment, and recreation, and accommodation and food services	Other services, except public administration	Public administration
Mendota	#	4,263	2,526	54	255	143	329	118	17	79	196	343	78	39	86
	%	100%	59.3%	1.3%	6.0%	3.4%	7.7%	2.8%	0.4%	1.9%	4.6%	8.0%	1.8%	0.9%	2.0%
Orange Cove	#	3,567	1,519	184	300	369	151	74	0	0	246	376	208	67	73
	%	100%	42.6%	5.2%	8.4%	10.3%	4.2%	2.1%	0.0%	0.0%	6.9%	10.5%	5.8%	1.9%	2.0%
Parlier	#	6,579	2,254	251	572	454	554	328	14	53	415	1,017	307	243	117
	%	100%	34.3%	3.8%	8.7%	6.9%	8.4%	5.0%	0.2%	0.8%	6.3%	15.5%	4.7%	3.7%	1.8%
Reedley	#	9,686	2,632	416	856	460	847	431	18	309	461	2,166	455	317	318
	%	100%	27.2%	4.3%	8.8%	4.7%	8.7%	4.4%	0.2%	3.2%	4.8%	22.4%	4.7%	3.3%	3.3%
Sanger	#	11,372	1,204	644	1,013	490	1,381	751	42	477	590	2,860	654	494	772
	%	100%	10.6%	5.7%	8.9%	4.3%	12.1%	6.6%	0.4%	4.2%	5.2%	25.1%	5.8%	4.3%	6.8%
San Joaquin	#	1,313	594	30	46	76	143	11	21	0	23	209	116	35	9
	%	100%	45.2%	2.3%	3.5%	5.8%	10.9%	0.8%	1.6%	0.0%	1.8%	15.9%	8.8%	2.7%	0.7%
Selma	#	9,987	1,245	429	1,011	539	1,064	557	83	168	1,004	2,216	586	544	541
	%	100%	12.5%	4.3%	10.1%	5.4%	10.7%	5.6%	0.8%	1.7%	10.1%	22.2%	5.9%	5.4%	5.4%
Unincorp. County	#	67,246	9,147	4,887	4,072	2,297	7,240	3,545	444	3,044	6,243	15,025	4,510	2,754	4,038
	%	100%	13.6%	7.3%	6.1%	3.4%	10.8%	5.3%	0.7%	4.5%	9.3%	22.3%	6.7%	4.1%	6.0%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Unemployment

According to the California EDD, in 2020, the statewide unemployment rate was 4.0 percent. The unemployment rate in Fresno County was significantly higher than the statewide rate at 5.8 percent. **Figure 2-4, Unemployment Rate (2022)**, shows unemployment in Fresno County by jurisdiction. The city with the highest unemployment rate was Firebaugh at 14.4 percent, followed by Huron at 12.9 percent. Parlier and Clovis had the lowest unemployment rate at about 3 percent, followed by Kingsburg at 3.5 percent, and Fowler at 3.6 percent. The high unemployment rate in many of the jurisdictions suggests that residents may be experiencing barriers to accessing employment opportunities and therefore may be at risk for housing displacement or homelessness.

FIGURE 2-4. UNEMPLOYMENT RATE (2022)



Source: California Employment Development Department, June 2022.

Labor Force Trends

Table 2-11, Fresno County Job Growth by Industry Sector (2018-2028), shows employment projections by industry sector in Fresno County from 2018 to 2028. According to EDD data, industry employment in Fresno County is expected to grow by 30,800 jobs between 2018 and 2028, to an estimated 452,000 by 2022. Total nonfarm employment is projected to gain approximately 28,300 jobs by 2022. The health care and social assistance, educational services (private), leisure and hospitality sectors are expected to account for approximately 50 percent of all nonfarm job growth. The number of jobs in the educational services (private) industry is expected to increase by 17.8 percent. Health care and social assistance is projected to grow by 18.2 percent.

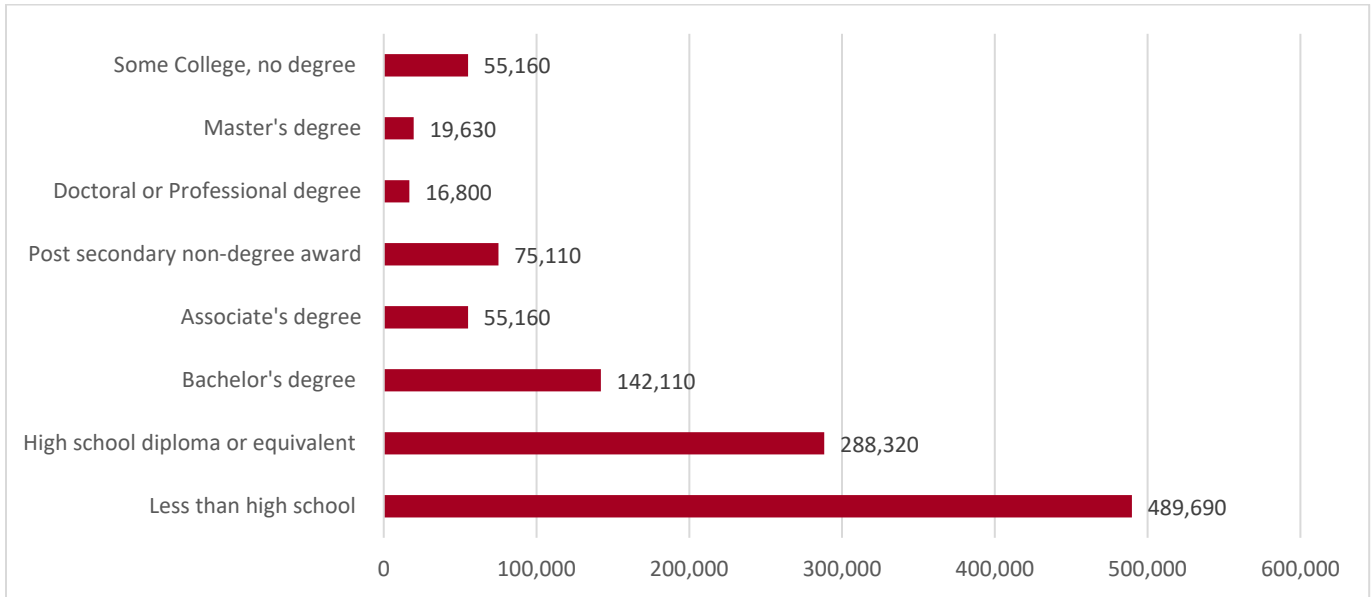
Table 2-11 Fresno County Job Growth by Industry Sector (2018-2028)

Industry Title	Estimated Employment 2018	Projected Employment 2028	Numeric Change 2018-2028	Percentage Change 2018-2028
Total Employment	421,200	452,000	30,800	7.3%
Mining and Logging	300	400	100	33.3%
Construction	31,400	34,300	2,900	9.2%
Manufacturing	64,100	65,400	1,300	2.0%
Trade, Transportation, and Utilities	164,900	174,100	9,200	5.6%
Information	3,600	3,700	100	2.8%
Financial Activities	33,400	34,500	1,100	3.3%
Professional and Business Services	83,900	90,200	6,300	7.5%
Educational Services (Private)	73,100	86,100	13,000	17.8%
Health Care and Social Assistance	131,100	155,000	23,900	18.2%
Leisure and Hospitality	93,700	106,000	12,300	13.1%
Other Services (excludes Private Household Workers)	11,900	12,400	500	4.2%
Federal Government	10,000	10,100	100	1.0%
State and Local Government	64,600	66,900	2,300	3.6%
Type of Employment				
<i>Total Nonfarm</i>	<i>353,200</i>	<i>381,500</i>	<i>28,300</i>	<i>8.0%</i>
<i>Total Farm</i>	<i>44,200</i>	<i>45,500</i>	<i>1,300</i>	<i>2.9%</i>
<i>Self-Employment</i>	<i>23,300</i>	<i>24,600</i>	<i>1,100</i>	<i>4.7%</i>
<i>Private Household Workers</i>	<i>300</i>	<i>400</i>	<i>100</i>	<i>33.3%</i>

Source: California Employment Development Department, 2018-2028 Fresno Industry Employment Projections, published April 2021.

Figure 2-5, Fresno County Average Annual Job Openings by Entry-Level Education (2010-2020) shows the average annual job openings by entry-level education. According to California EDD, most expected job openings between 2010 and 2020 will require a high school diploma or less. Registered nurses are the only occupation among the top 10 occupations with the largest number of job openings that has an entry education level requirement higher than a high school diploma. Of the top 20 occupations on the list of fastest-growing jobs, 13 are in a construction-related field due to the expected recovery in the construction industry over the projection period. Occupations requiring less education generally correspond to lower earnings potential, suggesting that housing affordable to lower-income households will continue to be needed throughout Fresno County.

FIGURE 2-5. FRESNO COUNTY AVERAGE ANNUAL JOB OPENINGS BY ENTRY-LEVEL EDUCATION (2010-2020)



Source: California Employment Development Department, 2018-2028 Fresno County Projection Highlights. April 2021.

POPULATION AND EMPLOYMENT PROJECTIONS

Table 2-12, Fresno County Population Forecast (2025-2050), and Table 2-14, Fresno County Employment Forecast (2025-2050), show population and employment forecasts, which are from the Fresno County 2019-2050 growth projections prepared for the Fresno County Council of Governments.

Population Forecast

Based on the forecast shown in Table 2-12, countywide population will grow to an estimated 1,240,090 persons by the year 2050. This assumes an average annual growth rate of 0.6 percent between 2025 and 2050. In the past, the county population has increased at rates of 2.0 percent a year from 1970 to 1990, and 1.8 percent a year from 2010 to 2014. During the next two and a half decades (2025-2050), 170,290, or 15.9 percent more people are expected to reside in Fresno County.

Table 2-12 Fresno County Population Forecast (2025-2050)

Year	Population
2025	1,069,800
2030	1,112,010
2035	1,151,390
2040	1,185,850
2045	1,215,740
2050	1,240,090

Source: Fresno County 2019-2050 Growth Projections.

SECTION 2: HOUSING NEEDS ASSESSMENT

Fresno County’s share of California’s population is expected to steadily increase, as shown in **Table 2-13, Population of Fresno County and California (1980-2040)**. From 1980 to 2010, the County share of the State’s population grew from 2.2 to 2.5 percent. By 2040, that share is expected to increase to 2.7 percent, indicating that housing at adequate price points and sizes to accommodate the increased population will be needed.

Table 2-13 Population of Fresno County and California (1980-2040)

Year	Fresno County Population	California Population	Fresno County Share of California Population
1980	514,621	23,667,764	2.2%
1990	667,490	29,760,021	2.2%
2000	700,407	33,871,648	2.1%
2010	930,450	37,253,956	2.5%
2020	990,204	39,538,223	2.5%
2030	1,112,010	41,860,549	2.7%
2040	1,185,850	43,353,414	2.7%

Source: Fresno County 2019-2050 Growth Projections, 1980, 1990, 2010 and 2020 American Community Census and DOF projections (2010-2016).

Employment Forecast

Table 2-14 shows the employment forecast for Fresno County by 2050. The Fresno County employment level will increase during the 2025-2040 forecast period. However, the unemployment rate will continue to be higher than the California average.

Table 2-14 Fresno County Employment Forecast (2025-2040)

Year	Employment
2025	418,800
2030	432,400
2035	444,800
2040	456,500
2045	466,800
2050	475,000

Source: Fresno County 2019-2050 Growth Projections.

HOUSING INVENTORY AND MARKET CONDITIONS

This section describes the housing characteristics and conditions that affect housing needs in Fresno County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

Housing Stock Profile

Table 2-15, Housing Stock (2010-2022) shows estimates from the DOF of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF reported that Fresno County had 343,513 housing units in January 2022. Of the total units, 70.3 percent were single family, 25.4 percent were multifamily, and 4.3 percent were mobile homes. The unincorporated area had the highest percentage of single-family homes in 2022 (82.7 percent) and mobile homes (11.7), with Huron having the lowest at 38.3 percent. Conversely, Huron had the highest percentage of multifamily units (55.6 percent), followed by Fresno at 32.9 percent, and Orange Cove at 32.8 percent. While mobile homes comprise 4.3 percent of housing stock countywide, 11.7 percent of housing stock in the unincorporated county are mobile homes, followed by mobile homes representing 10.9 percent of housing stock in Coalinga.

Countywide, the proportion of multifamily units slightly decreased by 1.4 percent between 2010 and 2022 in Fresno County, although in several smaller cities, including San Joaquin and Parlier, the proportion of multifamily units slightly increased. These two jurisdictions also have the lowest median household incomes in the county, suggesting these additional units may have been affordable housing complexes.

Clovis, in particular, had the most multifamily units constructed during the period for any of the larger cities (1,376), and also the second highest percentage of multifamily construction at nearly 15.7 percent of all new construction followed by the City of Reedley 23.9 percent increase. The larger city of Kerman and two smaller cities of Fowler and Kingsburg, which together total about 13,367 residents, had a combined total of 2,398 multifamily units constructed during the period.

Table 2-15 Housing Stock (2010-2022)

Jurisdiction	2010			2022		
	Single-Family Units	Multifamily Units	Mobile Homes	Single-Family Units	Multifamily Units	Mobile Homes
Fresno County	219,271	81,555	14,705	241,411	87,406	14,695
	69.5%	25.8%	4.7%	70.3%	25.4%	4.3%
Clovis	25,572	8,774	960	34,702	10,150	984
	72.4%	24.9%	2.7%	75.7%	22.1%	2.1%
Coalinga	2,874	967	503	3,062	1,089	507
	66.2%	22.3%	11.6%	65.7%	23.4%	10.9%
Firebaugh	1,443	578	75	1,665	600	78
	68.8%	27.6%	3.6%	71.1%	25.6%	3.3%
Fowler	1,349	370	123	1,685	430	123
	73.2%	20.1%	6.7%	75.3%	19.2%	5.5%
Fresno	108,889	57,651	4,748	120,729	61,449	4,815
	63.6%	33.7%	2.8%	64.6%	32.9%	2.6%
Huron	599	899	104	628	913	100
	37.4%	56.1%	6.5%	38.3%	55.6%	6.1%

SECTION 2: HOUSING NEEDS ASSESSMENT

Jurisdiction	2010			2022		
	Single-Family Units	Multifamily Units	Mobile Homes	Single-Family Units	Multifamily Units	Mobile Homes
Fresno County	219,271	81,555	14,705	241,411	87,406	14,695
	69.5%	25.8%	4.7%	70.3%	25.4%	4.3%
Kerman	2,922	804	182	3,614	980	187
	74.8%	20.6%	4.7%	75.6%	20.5%	3.9%
Kingsburg	3,018	853	198	3,323	988	199
	74.2%	21.0%	4.9%	73.7%	21.9%	4.4%
Mendota	1,643	858	55	1,938	891	59
	64.3%	33.6%	2.2%	67.1%	30.9%	2.0%
Orange Cove	1,466	765	0	1,673	817	0
	65.7%	34.3%	0.0%	67.2%	32.8%	0.0%
Parlier	2,464	977	53	2,728	1,093	54
	70.5%	28.0%	1.5%	70.4%	28.2%	1.4%
Reedley	5,083	1,521	263	5,216	1,884	263
	74.0%	22.1%	3.8%	70.8%	25.6%	3.6%
Sanger	5,456	1,548	100	6,095	1,630	101
	76.8%	21.8%	1.4%	77.9%	20.8%	1.3%
San Joaquin	628	249	57	629	250	57
	67.2%	26.7%	6.1%	67.2%	26.7%	6.1%
Selma	5,379	1,044	390	5,747	1,101	398
	79.0%	15.3%	5.7%	79.3%	15.2%	5.5%
Unincorporated County	50,486	3,697	6,894	48,013	3,141	6,770
	82.7%	6.1%	11.3%	82.9%	5.4%	11.7%

Source: Department of Finance, E5, 2021-2022.

A large proportion of the multifamily development that has occurred after the boom of the 1980s was subsidized through a variety of public housing and tax credit programs targeted to low-income residents (i.e., non-market rate affordable housing). As summarized in **Table 2-16, Affordable vs. Market-Rate Multifamily Housing (1980-2013)**, about 87 percent of the units developed during the 1980s were strictly market rate, compared to an estimated 69.0 percent in the 1990s and 65 percent between 2000 and 2013. When subsidized affordable units are excluded, the production of multifamily units after the mid-1980s has been even more limited.

Table 2-16 Affordable vs. Market-Rate Multifamily Housing (1980-2013)

Period	Market-Rate Multifamily Housing	Affordable Multifamily Housing	Mixed Market-Rate and Affordable Multifamily Housing
1980s	87%	7%	6%
1990s	69%	22%	9%
2000-2013	65%	23%	13%

Source: CoStar Group and Economic and Planning Systems,

http://www.valleyblueprint.org/files/SJV%20Infill%20Development%20Analysis_Final%20Report_9-11-14.pdf, 2014.

Housing Tenure

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing turning over at a much lower rate than rental housing. For example, in Fresno County, the median year that owners moved into their current unit was 2001, whereas the median year that renters moved into their current unit was after 2010 (2011-2013 ACS). **Table 2-17, Housing Tenure (2020)**, shows tenure by jurisdiction in 2020. Most jurisdictions have more owner-occupied units than renter-occupied units. The unincorporated county has the highest percentage of owner units at 68.9 percent, followed by Kingsburg at 68.9 percent. Huron has the lowest percentage of owner units at 20.9 percent. When compared to proportion of housing unit by type, this data indicates that single-family detached units comprise a portion of the rental stock in the majority of jurisdictions.

According to the Fresno County Affordable Housing Needs Report published by the California Housing Partnership Corporation in May 2022, asking rents in Fresno County increased by 10.7 percent between 2020 and 2021. According to the same report, although rents in Fresno County are typically lower than in other counties in the state, renters need to earn 1.6 times minimum wage to afford the average asking rent in Fresno County. Based on previous analysis of employment forecasts and income levels, increasing rental costs in Fresno County may pose a barrier to finding adequate housing opportunities for lower-income households.

Table 2-17 Housing Tenure (2020)

Jurisdiction	Total Households	Renter-occupied Units		Owner-occupied Units	
		Households	Percentage	Households	Percentage
Fresno County Total	310,097	143,677	46.3%	166,420	53.7%
Coalinga	4,552	1,913	42.0%	2,639	58.0%
Clovis	37,726	13,178	34.9%	24,548	65.1%
Firebaugh	2,041	1,088	53.3%	953	46.7%
Fowler	2,035	948	46.6%	1,087	53.4%
Fresno	170,137	90,440	53.2%	79,697	46.8%
Huron	1,874	1,482	79.1%	392	20.9%
Kerman	4,113	1,967	47.8%	2,146	52.2%
Kingsburg	3,754	1,323	35.2%	2,431	64.8%
Mendota	2,838	1,491	52.5%	1,347	47.5%
Orange Cove	2,682	1,651	61.6%	1,031	38.4%
Parlier	3,875	2,237	57.7%	1,638	42.3%
Reedley	7,030	2,946	41.9%	4,084	58.1%
San Joaquin	919	543	59.1%	376	40.9%
Sanger	7,419	3,066	41.3%	4,353	58.7%
Selma	7,225	3,255	45.1%	3,970	54.9%
Unincorporated County	51,877	16,149	31.1%	35,728	68.9%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Vacancy Rate

Table 2-18, Housing Stock and Vacancy Rate (2010-2022), shows housing units and vacancies in unincorporated Fresno County and the cities according to the 2010 and 2020 U.S. Census. The vacancy rate indicates the match between the demand and supply of housing. Vacancy rates of 5.0 percent to 6.0 percent for rental housing and 1.5 percent to 2.0 percent for ownership housing are generally considered optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

As **Table 2-18** shows, the vacancy rate decreased in all communities between 2010 and 2022, except in Clovis, Huron, and Reedley. In 2022, the unincorporated area and the city of Firebaugh had the highest vacancy rate at 12.2 and 8.1 percent, respectively. The vacancy rate in the unincorporated area was still the highest in 2022, even though it decreased to 12.2 percent. However, much of the eastern unincorporated county is adjacent to the Kings Canyon and Sierra National Forests and many of the vacant units may be vacation rentals. Therefore, the vacancy rates in Firebaugh and Reedley, at 8.1 and 6.8 percent respectively, may be more indicative of a housing stock issue.

Table 2-18 Housing Stock and Vacancy Rate (2010-2022)

Jurisdiction	2010			2022		
	Total Housing Units	Vacant Units	Vacancy Rate	Total Housing Units	Vacant Units	Vacancy Rate
Coalinga	4,344	1887	5.3%	4,658	377	4.2%
Clovis	25,265	903	3.6%	45,835	1,911	4.2%
Firebaugh	2,096	176	8.4%	2,343	105	8.1%
Fowler	1,842	119	6.5%	2,237	84	4.5%
Fresno	171,288	12,939	7.6%	186,993	8,406	3.8%
Huron	1,602	70	4.4%	1,641	54	4.5%
Kerman	3,908	216	5.5%	4,745	100	3.3%
Kingsburg	4,069	247	6.1%	4,510	161	2.1%
Mendota	2,556	132	5.2%	2,889	58	3.6%
Orange Cove	2,231	163	7.3%	2,490	88	2.0%
Parlier	3,494	197	5.6%	3,875	265	3.5%
Reedley	6,867	298	4.3%	7,363	239	6.8%
Sanger	7,104	445	6.3%	7,827	244	3.2%
San Joaquin	934	52	5.6%	937	38	3.1%
Selma	6,813	397	5.8%	7,246	219	4.1%
Unincorporated County	61,077	8,354	13.7%	57,924	7,057	12.2%

Source: Department of Finance, E5, 2021-2022.

Housing Conditions

Housing conditions are an important indicator of quality of life in Fresno County communities. If not regularly maintained, structures can deteriorate as they age over time and discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1990), may require repair and improvement of such features as siding; fencing; roofs; and heating, ventilation, and air conditioning (HVAC) systems, while housing units older than 50 years (pre-1970) are more likely to require complete rehabilitation of systems such as roofing, plumbing, structural, and electrical.

Table 2-19, Age of Housing Stock (2020), shows the age of the housing stock in Fresno County. In almost all jurisdictions, more than half of the housing stock is over 30 years old. In Fresno County overall, 64.5 percent of the housing stock is over 30 years old, with 78.8 percent of the housing stock in the unincorporated county over 30 years, followed by Fresno City at 66.7 percent. These units may require repairs or improvements. The city with the highest percentage of new housing is Kerman, followed by Huron, Firebaugh, and Clovis. Less than 35.0 percent of the housing stock in all jurisdictions, except in unincorporated county and Parlier, is over 50 years old, with seven of the remaining 13 jurisdictions having between 30.0 and 35.0 percent of their housing stock over 50 years of age. Overall, almost one-third of Fresno County's housing stock is over 50 years of age and may require significant repairs in the near future to maintain inhabitability. The cost of repairs is often out of the capability of lower-income households.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-19 Age of Housing Stock (2020)

Jurisdiction	Total	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier	Percentage built before 1990 (older than 30 years)	Percentage built before 1970 (older than 50 years)
Fresno County	310,097	18,563	44,690	46,980	43,141	54,567	33,392	35,561	16,007	17,196	64.5%	32.9%
Clovis	37,726	5,440	8,528	6,434	5,634	7,106	2,508	1,304	297	475	45.9%	12.2%
Coalinga	4,552	141	581	970	1,226	254	464	432	176	308	62.8%	30.3%
Firebaugh	2,041	152	455	511	400	241	254	23	0	5	45.2%	13.8%
Fowler	2,035	82	646	255	220	196	132	160	140	204	51.7%	31.3%
Fresno	170,137	9,198	20,941	26,570	23,765	30,960	19,206	20,736	8,939	9,822	66.7%	34.5%
Huron	1,874	139	640	272	359	180	166	58	38	22	43.9%	15.2%
Kerman	4,113	305	1,130	881	560	697	274	28	73	165	43.7%	13.1%
Kingsburg	3,754	132	870	627	593	343	168	402	169	450	56.6%	31.7%
Mendota	2,838	325	701	371	636	261	280	198	56	10	50.8%	19.2%
Orange Cove	3,875	194	812	919	570	398	186	263	265	268	50.3%	25.3%
Parlier	2,682	144	535	697	202	149	306	200	161	288	48.7%	35.6%
Reedley	7,030	418	919	1,541	674	1,224	532	874	342	506	59.1%	32.1%
Sanger	919	28	123	281	151	67	194	62	13	0	53.0%	29.3%
San Joaquin	7,419	364	1,637	753	1,212	912	613	816	737	375	62.9%	34.2%
Selma	7,225	483	1,089	1,020	900	1,292	437	877	615	512	64.1%	33.8%
Unincorporated County	51,877	1,018	5,083	4,878	6,039	10,287	7,672	9,128	3,986	3,786	78.8%	47.4%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Most jurisdictions have not completed housing conditions surveys in recent years due to limited financial resources for conducting the survey or for providing rehabilitation assistance. However, staff from the local jurisdictions provided rough estimates of the number of housing units needing rehabilitation or replacement based on code enforcement cases and local knowledge of the communities.

According to a code enforcement officer in Selma, 55 homes (0.8 percent of the housing stock) are in need of rehabilitation, and none are in need of replacement. The majority of the homes are in the neighborhood south of Rose Avenue and west of McCall Avenue.

According to a contract staff planner in Huron, 197 homes (12 percent of the housing stock) are in need of rehabilitation, and 49 (3 percent of the housing stock) are in need of replacement.

According to a staff planner in Sanger, 43 homes (0.5 percent of the housing stock) are in of rehabilitation, and 7 (less than 0.1 percent of the housing stock) are in need of replacement. The neighborhoods with the greatest need for rehabilitation are in the southeast and central core.

According to code enforcement in Reedley, there has been an average of 2 cases of substandard conditions per year during the 5th cycle planning period. Based on this, and local experience, the City estimates that less than 1 percent of the housing stock is in need of repair or replacement.

See appendices for each jurisdiction for the identification of the neighborhoods that most need rehabilitation and where programs will be targeted.

Overpayment (Cost Burden)

State and federal housing law defines overpayment (also known as cost burden) as a household paying more than 30 percent of gross income for housing expenses. As shown in **Table 2-20, Overpayment by Tenure (2018)**, the overall rate of overpayment in Fresno County is 37.8 percent. With the exception of Kingsburg, Coalinga, the unincorporated county, and Clovis, most jurisdictions have overpayment rates above 35.0 percent. Orange Cove has the highest percentage of total households overpaying for housing (53.9 percent), followed by Huron (47.4 percent), Mendota (46.7 percent), and Parlier (45.1 percent).

Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. In all jurisdictions, a higher percentage of lower-income households are overpaying for housing, with 70.6 percent of lower-income households countywide experiencing overpayment. The jurisdictions of Clovis, Reedley, Fresno, Selma, Sanger, and unincorporated county have the highest percentage of cost-burdened lower-income households at 74.2 percent, 75.1 percent, 74.8 percent, 72.3 percent, and 70.6 percent respectively. In Kingsburg, where the overpayment rate is the lowest in the county at 16.2 percent, 63.5 percent of lower-income households are cost burdened, which aligns with the rate of overpayment among lower-income households in the majority of jurisdictions in Fresno County. However, in the unincorporated county, the overall rate of overpayment and rate of lower-income, cost-burdened households in almost equivalent, suggesting that moderate- and above moderate-income households are generally able to afford the units they occupy.

SECTION 2: HOUSING NEEDS ASSESSMENT

Generally, renters tend to be more affected by overpayment than owners, and this trend occurs in all jurisdictions in the county. Although the proportion of owners and renters countywide is fairly comparable, (52.8 percent homeowners and 47.2 percent renters), 52.2 percent of renters are cost burdened compared to 25.0 percent of homeowners. Jurisdictions with proportions of cost-burdened homeowners below the countywide rate included Clovis, Kingsburg, Firebaugh, Fowler, Coalinga, and unincorporated county. Jurisdictions with cost-burdened renters below the countywide rate include Clovis, Coalinga, Huron, Kerman, Kingsburg, Mendota, San Joaquin, and unincorporated county. Reedley has the highest percentage of overpaying renters (82.1 percent), followed by Fowler (79.8 percent), Fresno (79.4 percent), and Clovis (78.7 percent). In Fresno County, while 62.2 percent of renters are lower-income households, lower-income households comprise approximately 90.0 percent of cost-burdened renters. Data indicates that in almost every jurisdiction, with the exception of unincorporated county, the total number of cost-burdened renters follows a similar trend, where the number of total cost-burdened renters is almost equivalent to the number of cost-burdened, lower-income renters. This trend suggests that the majority of moderate and above moderate-income renters are able to find rental housing at costs below 30 percent of their income. In unincorporated county, while 60.2 percent of renters are lower-income, only 19.3 percent of cost-burdened households are lower-income.

A similar trend in which the majority of cost-burdened homeowners are also lower income. However, in several jurisdictions, including Fresno County, Fresno City, Fowler, Kingsburg, and unincorporated county, the correlation between proportion of cost-burdened homeowners and lower-income, cost-burdened homeowners make up less than 65.0 percent compared to an average of 90.0 percent among renters. However, these rates of overpayment indicate that these households are generally not able to find adequate housing opportunities within their income range.

Table 2-20, Overpayment by Tenure (2018)

Jurisdiction	Income Group	Owner Households			Renter Households			Total Households		
		Households	Overpaying	Percentage	Households	Overpaying	Percentage	Households	Overpaying	Percentage
Fresno County	Lower income	40,385	24,315	60.2%	89,315	67,305	75.4%	129,700	91,620	70.6%
	Total	160,945	40,160	25.0%	143,680	74,940	52.2%	304,625	115,100	37.8%
Clovis	Lower income	3,680	2,445	66.4%	6,345	4,995	78.7%	10,025	7,440	74.2%
	Total	22,270	5,360	24.1%	14,150	6,350	44.9%	36,420	11,710	32.2%
Coalinga	Lower income	545	315	57.8%	1,020	600	58.8%	1,565	915	58.5%
	Total	2,225	445	20.0%	1,920	625	32.6%	4,145	1,070	25.8%
Firebaugh	Lower income	275	160	58.2%	965	620	64.2%	1,240	780	62.9%
	Total	990	180	18.2%	1,185	620	52.3%	2,175	800	36.8%
Fowler	Lower income	235	108	46.0%	550	439	79.8%	785	547	69.7%
	Total	1,020	186	18.2%	905	489	54.0%	1,925	675	35.1%
Fresno	Lower income	19,520	12,045	61.7%	55,965	44,425	79.4%	75,485	56,470	74.8%
	Total	77,325	19,395	25.1%	89,430	49,520	55.4%	166,755	68,915	41.3%
Huron	Lower income	295	170	57.6%	1,085	655	60.4%	1,380	825	59.8%
	Total	510	184	36.1%	1,260	655	52.0%	1,770	839	47.4%
Kerman	Lower income	685	530	77.4%	1,120	735	65.6%	1,805	1,265	70.1%
	Total	2,050	695	33.9%	1,805	735	40.7%	3,855	1,430	37.1%
Kingsburg	Lower income	590	370	62.7%	710	455	64.1%	1,300	825	63.5%
	Total	2,655	590	22.2%	1,305	459	35.2%	3,960	1,049	26.5%
Mendota	Lower income	470	320	68.1%	1,555	910	58.5%	2,025	1,230	60.7%
	Total	965	370	38.3%	1,775	910	51.3%	2,740	1,280	46.7%
Orange Cove	Lower income	610	320	52.5%	1,315	945	71.9%	1,925	1,265	65.7%
	Total	970	340	35.1%	1,415	945	66.8%	2,385	1,285	53.9%
Parlier	Lower income	845	560	66.3%	1,845	1,185	64.2%	2,690	1,745	64.9%
	Total	1,700	595	35.0%	2,265	1,195	52.8%	3,965	1,790	45.1%
Reedley	Lower income	1,495	990	66.2%	1,900	1,560	82.1%	3,395	2,550	75.1%
	Total	4,520	1,340	29.6%	2,680	1,700	63.4%	7,200	3,040	42.2%
Sanger	Lower income	1,120	695	62.1%	2,080	1,565	75.2%	3,200	2,260	70.6%
	Total	3,930	1,060	27.0%	3,155	1,675	53.1%	7,085	2,735	38.6%

SECTION 2: HOUSING NEEDS ASSESSMENT

Jurisdiction	Income Group	Owner Households			Renter Households			Total Households		
		Households	Overpaying	Percentage	Households	Overpaying	Percentage	Households	Overpaying	Percentage
San Joaquin	Lower income	140	109	77.9%	580	280	48.3%	720	389	54.0%
	Total	390	113	29.0%	675	280	41.5%	1,065	393	36.9%
Selma	Lower income	1,385	880	63.5%	2,060	1,610	78.2%	3,445	2,490	72.3%
	Total	3,980	1,185	29.8%	2,775	1,655	59.6%	6,755	2,840	42.0%
Unincorporated County	Lower income	8,495	4,298	50.6%	10,220	1,376	13.5%	18,715	5,674	30.3%
	Total	35,445	8,122	22.9%	16,980	7,127	42.0%	52,425	15,249	29.1%

Source: FCOG Data Packet, 2022 -- CHAS (2014-2018)

Overcrowding

HCD defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably-sized housing. Overcrowding in households typically results from either a lack of affordable housing (which may force more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families).

Table 2-21, Overcrowding by Tenure (2020) shows overcrowding by tenure for each jurisdiction in Fresno County. The Fresno County overcrowding rate at 6.2 percent is slightly higher than the statewide overcrowding rate at 5.2 percent, while the severe overcrowding rate is 3.6 percent compared to 3.0 percent at the state level. The cities of Mendota, San Joaquin, Huron, and Orange Cove have the highest rate of overcrowding and severe overcrowding combined; at 27.3 percent, 24.1 percent, 17.0 percent, and 15.2 percent, respectively. The highest rates of severely overcrowded households are found in Mendota, Parlier, and San Joaquin. In contrast, the city of Kingsburg has low rates of overcrowding and no severely overcrowded households.

In Fresno County and statewide, overcrowding is typically more of a problem for renter households at 14.8 percent and 4.2 percent respectively, compared to overcrowding among owner households at 4.1 percent in Fresno County and 13.2 percent statewide. In the cities of Coalinga and Huron, the incidence of overcrowding is higher for owners than it is for renters, although in Huron renters represent more than double the proportion of homeowners. In Mendota and San Joaquin, the combined incidence of overcrowded and severely overcrowded households is comparable between both renters and owners.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-21 Overcrowding by Tenure (2020)

	Owner-Occupied				Renter-Occupied				Total			
	Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Fresno County	6,540	3.9%	2,119	1%	12,352	8.6%	8,894	6.2%	18,892	6.1%	11,013	3.6%
Clovis	276	1.1%	101	0.4%	463	3.5%	321	2.4%	739	2.0%	422	1.1%
Coalinga	195	7.4%	76	3%	84	4.4%	67	3.5%	279	6.1%	143	3.1%
Firebaugh	78	8.2%	0	0%	114	10.5%	101	9.3%	192	9.4%	101	4.9%
Fowler	29	2.7%	19	1.7%	93	9.8%	28	3.0%	122	6.0%	47	2.3%
Fresno	3,215	4.0%	1,247	1.6%	7,311	8.1%	6,555	7.2%	10,526	6.2%	7,802	4.6%
Huron	82	20.9%	11	2.8%	149	10.1%	78	5.3%	231	12.3%	89	4.7%
Kerman	114	5.3%	53	2.5%	195	9.9%	82	4.2%	309	7.5%	135	3.3%
Kingsburg	116	4.8%	0	0.0%	11	0.8%	0	0.0%	127	3.4%	0	0.0%
Mendota	314	23.3%	1	0.1%	261	17.5%	198	13.3%	575	20.3%	199	7.0%
Orange Cove	78	7.6%	15	1.5%	222	13.4%	92	5.6%	300	11.2%	107	4.0%
Parlier	66	4.0%	113	6.9%	182	8.1%	134	6.0%	248	6.4%	247	6.4%
Reedley	233	5.7%	54	1.3%	310	10.5%	169	5.7%	543	7.7%	223	3.2%
Sanger	278	6.4%	37	0.9%	367	12.0%	156	5.1%	645	8.7%	193	2.6%
San Joaquin	75	19.9%	17	4.5%	91	16.8%	38	7.0%	166	18.1%	55	6.0%
Selma	91	2.3%	4	0.1%	562	17.3%	144	4.4%	653	9.0%	148	2.0%
Unincorporated County	1,300	3.6%	371	1.0%	1,937	12.0%	731	4.5%	3,237	6.2%	1,102	2.1%

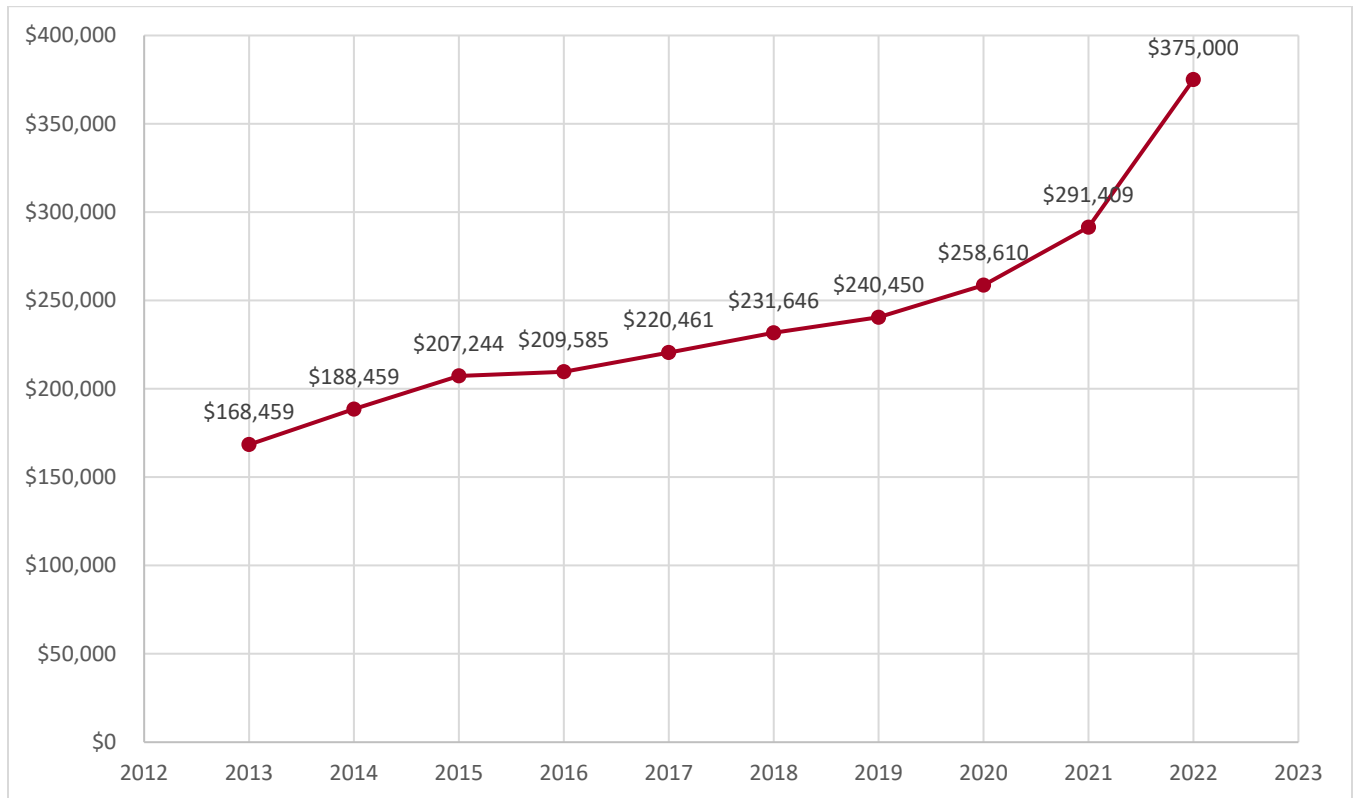
Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

HOUSING COST AND AFFORDABILITY

Home Price Trends

In Fresno County, as shown in **Figure 2-6, Median Sales Price for Fresno County**, the average single-family home value peaked in July 2022 at about \$375,000 and was at its lowest in 2013 at less than \$170,000.

FIGURE 2-6. MEDIAN SALES PRICE FOR FRESNO COUNTY



Source: Zillow Data accessed at <https://www.zillow.com/research/data/> and Redfin (July, 2022)

Table 2-22, Home Sales Recorded in 2017, 2021, and 2022, shows the number of home sales and median price for each jurisdiction in Fresno County for May 2017 and May 2022. According to CoreLogic, in 2022, 1,135 homes were sold countywide with a median price of \$400,000. This was a 56.6 percent increase from the 2017 countywide median price and 15.4 percent increase from the 2021 countywide median price. The majority of homes were sold in 2017 and 2022 in the City of Fresno, followed by Clovis. Of all the cities, Clovis had the highest median sale price in 2022 of \$475,000, followed closely by Fowler at \$455,000, and Huron had the lowest at \$155,000; however, the median in Huron is based on a very small number of home sales (three homes). The highest home sales prices in 2022 were recorded in the unincorporated community of Shaver Lake at \$700,00, which also had the highest home sales price in 2017 and 2021.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-22 Home Sales Recorded in 2017, 2021, and 2022

	2017 Sale Counts	2022 Sale Counts	2017	2021	2022	Percentage Change 2017 to 2022	Percentage Change 2021 to 2022
Fresno County	1,267	1,135	\$255,500	\$346,500	\$400,000	56.6%	15.4%
Clovis	20	213	\$138,000	\$415,000	\$475,000	110.1%	28.9%
Coalinga	293	25	\$323,000	\$225,000	\$290,000	47.1%	14.5%
Firebaugh	-	13	-	\$310,000	\$305,000	n/a	-1.6%
Fowler	11	15	\$290,000	\$404,750	\$455,000	56.9%	12.4%
Fresno	741	685	\$235,000	\$325,000	\$389,500	65.7%	19.8%
Huron	-	3	-	\$270,000	\$155,000	-	0.0%
Kerman	16	12	\$255,000	\$295,000	\$328,000	28.6%	11.2%
Kingsburg	20	25	\$292,000	\$325,000	\$451,000	54.5%	38.8%
Mendota	5	2	\$150,000	\$225,000	\$193,500	29.0%	-14.0%
Orange Cove	3	4	165,000	\$120,000	\$304,500	n/a	0.0%
Parlier	5	8	\$155,000	\$283,500	\$267,500	72.6%	-5.6%
Reedley	16	24	\$204,500	\$305,000	\$320,000	56.5%	4.9%
San Joaquin	-	9	-	\$220,000	\$275,000	n/a	0.0%
Sanger	45	21	\$242,500	\$400,000	\$371,000	53.0%	-7.3%
Selma	30	17	\$174,000	\$272,500	\$300,000	72.4%	10.1%
Unincorporated Fresno County							
<i>Auberry</i>	7	2	\$278,000	\$592,500	-	-	-
<i>Biola</i>	-	2	-	n/a	\$175,000	n/a	n/a
<i>Caruthers</i>	2	5	\$143,500	\$257,000	\$418,000	191.3%	62.3%
<i>Friant</i>	3	14	\$368,000	\$755,000	\$506,500	37.6%	-32.9%
<i>Prather</i>	-	3	-	\$505,000	\$369,000	-	-26.9%
<i>Shaver Lake</i>	10	13	\$457,000	\$697,500	\$700,000	53.2%	0.4%
<i>Yokuts Valley</i>	-	7	-	\$271,500	\$435,000	-	60.2%

Source: CoreLogic, California Home Sale Activity by City (May 2017, May 2021, and June 2022)

Note: Sales counts for 2021 were not available.

Rental Trends

Close to half of Fresno County households are renters. Although renters in general tend to live in multifamily units, about 43 percent of renter households in Fresno County live in single-family homes, compared to 36 percent statewide and about 34 percent nationwide. Given that very few developers build market-rate, single-family units for rent, data suggests that many single-family units originally built as for-sale products have been converted to rental property over time. This trend is particularly relevant to Fresno County as data indicates that family size tends to be larger in the county compared to other regions in the state, and as single-family homes generally have more bedrooms than the majority of multifamily units, would accommodate a portion of the need for larger units.

The median rent in Fresno County is well below the state average, especially when compared to urban areas where new rental products (e.g., multifamily apartments) are being developed. For example, based on data from Zillow.com, which has collected data on asking rents ranging from studios to single-family homes for most counties in the state for over four years, rents in Fresno County are about 61.7 percent of the state average in 2021, decreasing from 72.7 percent of the state average in 2014. Fresno County rents in 2021 were about \$300 less than those in the Stockton area, and approximately \$156 more than Bakersfield.

Table 2-23 Residential Rental Rate Comparison (2014-2021)

Jurisdiction	Rental Rate	Year		Growth of 2014-2021	
		2014	2021	\$ Change	Percentage Change
Fresno County	Average Rent	\$1,200	\$1,697	\$497	41.4%
California	Average Rent	\$1,650	\$2,749	\$1,099	66.6%
Fresno County as a percentage of California	Average Rent	72.7%	61.7%	N/A	-15.1%
Stockton	Average Rent	\$1,499	\$2,317	\$818	54.6%
Bakersfield	Average Rent	\$1,044	\$1,421	\$377	36.1%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020) and Zillow Data (September 2021)

Ability to Pay

Table 2-24, Fresno County Ability to Pay (2022), summarizes HCD-defined household income limits for very low-, low-, and moderate-income households in Fresno County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2022 area median income for a family of four in Fresno County (\$80,300), could afford to spend up to \$2,008 per month on rent without overpaying. A three-person household would be classified as low-income if its annual income was less than \$72,250. This household could afford a \$1,806 maximum monthly rent.

For renters, this is a straightforward calculation, but home ownership costs are less transparent. An affordable price depends on several factors, including the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors, as well as insurance and taxes allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Interest rates, insurance, and taxes are held constant in **Table 2-24** to determine maximum affordable rent and purchase price for households in each income category. It is important to note that this table is used for illustrative purposes only.

SECTION 2: HOUSING NEEDS ASSESSMENT

Housing is generally affordable in Fresno County in comparison to more urbanized regions and coastal communities. The median home sale price countywide would be affordable to a four-person household earning the median income of \$80,300, as shown in **Table 2-24**. Even low- and very low-income households can afford the median priced home in many jurisdictions and unincorporated communities in the county. For example, a low-income four-person household making \$62,300 per year could afford an estimated maximum purchase price of \$290,133. Based on the median home sale prices previously reported in **Table 2-22**, a household earning this income could afford the median home sale price in Coalinga, Mendota, Parlier, and the unincorporated county. It should be noted however, that the home price survey reported in **Table 2-22** does not distinguish between number of bedrooms and single-family, condominium units, or mobile homes. Therefore, the lower purchase prices may include mobile home stock, which is generally priced lower than traditional single-family units, and may not be appropriate for families of four without overcrowding.

Table 2-24 Fresno County Ability to Pay (2022)

Extremely Low-Income Households at 30% of 2022 Area Median Income (AMI)						
Number of Persons	1	2	3	4	5	6
Income Level	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190
Max. Monthly Gross Rent ¹	\$409	\$468	\$576	\$694	\$812	\$930
Max. Purchase Price ²	\$80,150	\$91,670	\$107,252	\$129,233	\$151,214	\$173,195
Very Low-Income Households at 50% of 2022 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200
Max. Monthly Gross Rent ¹	\$683	\$780	\$877.5	\$974	\$1,053	\$1,130
Max. Purchase Price ²	\$133,829	\$145,300	\$163,462	\$181,392	\$196,061	\$210,498
Low-Income Households at 80% of 2022 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300	\$72,300
Max. Monthly Gross Rent ¹	\$1,091	\$1,246	\$1,403	\$1,558	\$1,683	\$1,808
Max. Purchase Price ²	\$213,979	\$232,153	\$261,260	\$290,134	\$313,419	\$336,704
Median-Income Households at 100% of 2022 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$56,200	\$64,250	\$72,250	\$80,300	\$86,700	\$93,150
Max. Monthly Gross Rent ¹	\$1,405	\$1,606	\$1,806	\$2,008	\$2,168	\$2,329
Max. Purchase Price ²	\$275,501	\$299,215	\$336,471	\$373,960	\$403,765	\$433,803
Moderate-Income Households at 110% of 2022 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$67,450	\$77,100	\$86,700	\$96,350	\$104,050	\$117,750
Max. Monthly Gross Rent ¹	\$1,686	\$1,928	\$2,168	\$2,409	\$2,601	\$2,944
Max. Purchase Price ²	\$330,650	\$377,956	\$425,016	\$472,322	\$510,068	\$577,228

Source: California Department of Housing and Community Development, 2022 and Wells Fargo.

¹Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners' insurance.

² Assumes 96.5 percent loan at 5.0 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

³ 2022 State Area Median Income for Fresno County is \$80,300.

Table 2-25, HUD Fair-Market Rent by Bedroom (2022), shows HUD-defined fair-market rent levels (FMR) for Fresno County for 2022. In general, the FMR for an area is the amount needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

As shown in **Table 2-24**, a three-person household classified as low-income with an annual income of \$56,100 could afford to pay \$1,403 monthly gross rent (including utilities). As shown in **Table 2-25**, the 2022 FMR for a two-bedroom unit in Fresno County is \$1,137. Therefore, a low-income, three-person household at the middle of the income range can afford to rent a two-bedroom unit at the FMR level. A moderate-income, three-person household with an income of \$86,700 could afford to pay \$2,168 in rent without overpaying. This is enough to pay the FMR for a four-bedroom apartment (\$1,847). This data indicates that although rents in Fresno County are generally lower than in other regions, lower-income households may experience barriers to finding affordable housing unless the units are subsidized, or housing choice vouchers are available and accepted.

Table 2-25 HUD Fair-Market Rent by Bedroom (2022)

Bedrooms in Unit	2022 FMR
Studio	\$899
1 Bedroom	\$904
2 Bedrooms	\$1,137
3 Bedrooms	\$1,607
4 Bedrooms	\$1,847

Source: U.S. Department of Housing and Urban Development (HUD), 2022.

Note: 50th percentile of market rents for Fiscal Year 2022 for Fresno MSA (Fresno County).

SPECIAL NEEDS

Within the general population, there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to find suitable housing. The following subsections discuss these special-housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(7): elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with single-headed households, and families and persons in need of emergency shelter. This section also describes the needs of extremely low-income households. Where possible, estimates of the population or number of households in Fresno County belonging to each group are shown.

Senior Population

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors have special housing needs based on factors such as age, health, self-care capacity, economic status, family arrangement, and homeownership. Particular needs for the elderly include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services. Various programs can help meet the needs of seniors including, but not limited to, congregate care,

SECTION 2: HOUSING NEEDS ASSESSMENT

supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the elderly with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. Senior housing with these accommodations can allow more independent living.

As shown in **Table 2-26**, in 2020, 19.4 percent of the population statewide was over the age of 65 and Fresno County had a comparable representation of seniors at 12.0 percent. In general, the population in Fresno County is fairly young, partially attributed to the prevalence of larger families with children, with San Joaquin and Mendota having the lowest senior population, with less than 7.0 percent of the population over 65.

Table 2-26 Percentage of the Senior Population (65 and Over) (2020)

Jurisdiction	Total Population	Seniors	Percentage Seniors
Fresno County	990,204	118,595	12.0%
Clovis	120,124	14,631	12.2%
Coalinga	17,252	1,608	9.1%
Firebaugh	7,772	790	9.8%
Fowler	6,366	945	14.1%
Fresno City	526,147	59,357	10.9%
Huron	7,084	493	7.9%
Kerman	14,920	1,430	8.9%
Kingsburg	12,116	1,452	11.7%
Mendota	12,173	837	6.6%
Orange Cove	10,120	749	7.8%
Parlier	15,645	1,285	8.8%
Reedley	25,710	2,525	10.0%
Sanger	26,744	2,527	9.5%
San Joaquin	4,025	236	6.4%
Selma	24,405	2,607	10.6%
Unincorporated County*	167,062	27,333	16.8%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Table 2-27, Senior Households by Tenure (2020), shows senior householders by tenure. In Fresno County, the majority of seniors (71.4 percent), were living in owner-occupied units in 2020, compared to 53.7 percent of all households, suggesting that many senior households may have aged in place in homes they purchased during the building boom of the 1980s and 1990s. Unincorporated county has the highest proportion of senior households, at 30.7 percent of total households, as well as the highest proportion of senior homeowners at 85.2 percent of senior households. Corresponding to the lower incidence of seniors in the communities of Huron and San Joaquin, the distribution of homeowners is also well below the county average, at 9.7 percent and 32.3 percent respectively.

Table 2-27 Senior Households by Tenure (2020)

Jurisdiction		All Households			Senior Households			
		Total Households	Owner-Occupied	Renter-Occupied	Total Households	Owner-Occupied	Renter-Occupied	Percentage of Senior Households of Total Households
Fresno County	Number	310,097	166,420	143,677	71,240	50,837	20,403	23.0%
	Percentage	100%	53.7%	46.3%	100%	71.4%	28.6%	
Clovis	Number	37,726	24,548	13,178	8,782	6,538	2,244	23.3%
	Percent	100%	65.1%	34.9%	100%	74.4%	25.6%	
Coalinga	Number	4,552	2,639	1,913	908	689	219	19.9%
	Percentage	100.0%	58.0%	42.0%	100.0%	75.9%	24.1%	
Firebaugh	Number	2,041	953	1,088	456	240	216	22.3%
	Percentage	100%	46.69%	53.3%	100%	52.6%	47.4%	
Fowler	Number	2,035	1,087	948	545	312	233	26.8%
	Percentage	100.0%	53.4%	46.6%	100.0%	57.2%	42.8%	
Fresno	Number	170,137	79,697	90,440	36,176	23,909	12,267	21.3%
	Percentage	100%	46.8%	53.2%	100.0%	66.1%	33.9%	
Huron	Number	1,874	392	1,482	217	21	196	11.6%
	Percentage	100%	20.9%	79.1%	100.0%	9.7%	90.3%	
Kerman	Number	4,113	2,146	1,967	807	552	255	19.6%
	Percentage	100%	52.2%	47.8%	100.0%	68.4%	31.6%	
Kingsburg	Number	3,754	2,431	1,323	794	589	205	21.2%
	Percentage	100%	64.8%	35.2%	100.0%	74.2%	25.8%	
Mendota	Number	2,838	1,347	1,491	419	233	186	14.8%
	Percentage	100%	47.5%	52.5%	100.0%	55.6%	44.4%	
Orange Cove	Number	2,682	1,031	1,651	510	260	250	19.0%
	Percentage	100%	38.4%	61.6%	100.0%	51.0%	49.0%	
Parlier	Number	3,875	1,638	2,237	712	353	359	18.4%
	Percentage	100%	42.3%	57.7%	100.0%	49.6%	50.4%	
Reedley	Number	7,030	4,084	2,946	1,450	1,056	394	20.6%
	Percentage	100%	58.1%	41.9%	100.0%	72.8%	27.2%	
Sanger	Number	7,419	4,353	3,066	1,745	1,303	442	23.5%
	Percentage	100%	58.7%	41.3%	100.0%	74.7%	25.3%	

SECTION 2: HOUSING NEEDS ASSESSMENT

Jurisdiction		All Households			Senior Households			
		Total Households	Owner-Occupied	Renter-Occupied	Total Households	Owner-Occupied	Renter-Occupied	Percentage of Senior Households of Total Households
San Joaquin	Number	919	376	543	99	32	67	10.8%
	Percentage	100%	40.9%	59.1%	100.0%	32.3%	67.7%	
Selma	Number	7,225	3,970	3,255	1,687	1,178	509	23.3%
	Percentage	100%	54.9%	45.1%	100.0%	69.8%	30.2%	
Unincorporated County	Number	51,877	35,728	16,149	15,933	13,572	2,361	30.7%
	Percentage	100%	68.9%	31.1%	100.0%	85.2%	14.8%	

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

As shown in **Table 2-28, Seniors with Disabilities (2020)**, the population 65 years and over has the highest rate of disabilities, typically those associated with aging. Countywide, an estimated 41.6 percent of seniors have a disability. The cities of Coalinga and Fowler have the highest rates of seniors with disabilities, at over one-half of the senior population, whereas San Joaquin and Mendota, more actively agricultural production communities, have the lowest rates of seniors with disabilities.

Table 2-28 Seniors with Disabilities (2020)

Jurisdiction	Population 65 years and over		
	Total	With a Disability	Percentage with a Disability
Fresno County	118,595	49,317	41.6%
Clovis	14,421	5,430	37.7%
Coalinga	1,608	820	51.0%
Firebaugh	790	270	34.2%
Fowler	945	485	51.3%
Fresno	59,357	26,426	44.5%
Huron	493	177	35.9%
Kerman	1,430	619	43.3%
Kingsburg	1,452	638	43.9%
Mendota	837	246	29.4%
Orange Cove	749	305	40.7%
Parlier	1,285	490	38.1%
Reedley	2,525	1,025	40.6%
Sanger	2,527	1,106	43.8%
San Joaquin	236	31	13.1%
Selma	2,607	1,118	42.9%
Unincorporated County	27,333	10,131	37.1%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Currently, the Fresno Housing Authority owns and manages three senior housing complexes with 124 senior housing units. While nearly all of the 4,000 housing units managed by the Housing Authority are available to seniors, these three residential communities are designated specifically for those over the age of 62. The communities are in the cities of Firebaugh (Rio Villas, 30 units) and Sanger (Wedgewood Villas, 64 units). A new affordable housing complex for seniors will be built in southeast Fresno. Brand Haven will feature 180 units, 144 of them one-bedroom units. It will also include an arts and crafts center and a lap pool.

The Fresno County Senior Resource Center operates a program, Adult Protective Services, which assists both disabled adults and seniors with all requests for assistance. The Fresno County Human Services System, Department of Adult Services, also provides housing and basic needs assistance to elderly persons. Low-income elderly persons also are eligible to apply to the Housing Authority's Housing Choice Voucher Program. The Fresno/Madera Area

SECTION 2: HOUSING NEEDS ASSESSMENT

Agency on Aging (FMAAA) provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age. During the COVID-19 State of Emergency, senior and community centers in Fresno and Madera Counties have closed, and Congregate Nutrition meals are no longer being served.

For seniors and other persons requiring a supportive housing setting, there are 210 licensed care facilities in Fresno County with 4,953 beds. The majority of these facilities are in the city of Fresno. However, there are also 67 facilities in Clovis, 1 in Fowler and Kerman, 3 in Reedley, 3 in Sanger, and 1 in Selma. These facilities are listed in Appendix 1B.

Large Households

HUD defines a large household as one with five or more members. Large families may have specific needs that differ from other households because of income and housing stock constraints. The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. As a result, large households may be overcrowded in smaller units, although in some circumstances families may choose to have two children share a room. In general, housing for large households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child care facilities.

Table 2-29, Large Households by Tenure (2020), shows large households by tenure. In Fresno County, 18.1 percent of households are considered large. The jurisdictions with the highest percentage of large households are San Joaquin (48.1 percent), Mendota (38.2 percent), Firebaugh (30.8 percent), and Parlier (31.2 percent); communities with active agricultural economic bases. The city of Fowler has the lowest rate with 13.7 percent, which is the same as the statewide rate of 13.7 percent.

In Fresno County, although a higher percentage of large households are homeowners, in San Joaquin, Huron, and Orange Cove, the majority of large households are renters, comprising 27.1 percent, 20.4 percent, and 19.3 percent respectively of total households. The distribution of large households by tenure throughout the county may be partially attributed to the types, cost, and sizes of rental and ownership housing available in each community, among other factors. However, overcrowding is an issue throughout the county, and in particular within several jurisdictions, in comparison with other regions in the state.

Table 2-29 Large Households by Tenure (2020)

Jurisdiction		Total Households	Large Households		
			Total	Owner	Renter
Fresno County	Number	310,097	56,436	29,319	27,117
	Percentage	100%	18.1%	9.4%	8.7%
Clovis	Number	37,726	5,388	3,728	27,117
	Percent	100%	14.3%	9.9%	4.4%
Coalinga	Number	4,552	744	535	209
	Percentage	100%	16.3%	11.8%	4.6%
Firebaugh	Number	2,041	628	391	237
	Percentage	100%	30.8%	19.2%	11.6%
Fowler	Number	2,035	279	132	147
	Percentage	100%	13.7%	6.5%	7.2%
Fresno	Number	170,137	28,411	13,282	15,129
	Percentage	100%	16.9%	7.9%	9.0%
Huron	Number	1,874	527	145	382
	Percentage	100%	28.1%	7.7%	20.4%
Kerman	Number	4,113	973	589	384
	Percentage	100%	23.7%	14.3%	9.3%
Kingsburg	Number	3,754	647	502	145
	Percentage	100%	17.2%	13.4%	3.9%
Mendota	Number	2,838	1,085	669	416
	Percentage	100%	38.2%	23.6%	14.7%
Orange Cove	Number	2,682	861	343	518
	Percentage	100%	32.1%	12.8%	19.3%
Parlier	Number	3,875	1,214	558	656
	Percentage	100%	31.3%	14.4%	16.9%
Reedley	Number	7,030	1,885	1,088	797
	Percentage	100%	26.8%	15.5%	11.3%
Sanger	Number	7,419	1,901	1,108	793
	Percentage	100%	25.6%	15%	10.7%
San Joaquin	Number	919	442	193	249
	Percentage	100%	48.1%	21.0%	27.1%
Selma	Number	7,225	1,900	889	1,011
	Percentage	100%	26.3%	12.3%	14.0%
Unincorporated County	Number	51,877	9,551	5,167	4,384
	Percentage	100%	18.4%	10.0%	8.5%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Single Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female-headed households have special housing needs because they are often either single parents or single elderly adults living on low- or poverty-level incomes. Single-parent households with children often require special consideration and assistance due to a greater need for affordable housing, accessible day care, health care, and a variety of other supportive services.

SECTION 2: HOUSING NEEDS ASSESSMENT

Moreover, because of relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Table 2-30, Single Female-Headed Households (2020), shows the number of female-headed households in Fresno County with children. As shown in the table, 7.3 percent of households countywide were single, female-headed households with children, higher than the statewide rate of 4.7 percent. In Orange Cove, more than 17.1 percent of householders were single female-headed households, followed by Huron at 15.1 percent and San Joaquin at 14.0 percent. The unincorporated area, which would have the least number of services and amenities associated with childcare needs, had the lowest percentage of single female-headed households at 3.3 percent of total households.

Table 2-30 Single Female-Headed Households (2020)

Jurisdiction	Total Households	Single Female-Headed Households with Own Children Under Age 18	Percentage
Fresno County Total	310,097	22,501	7.3%
Clovis	37,726	2,568	6.8%
Coalinga	4,552	384	8.4%
Firebaugh	2,041	218	10.7%
Fowler	2,035	129	6.3%
Fresno	170,137	13,659	8.0%
Huron	1,874	283	15.1%
Kerman	4,113	277	6.7%
Kingsburg	3,754	241	6.4%
Mendota	2,838	289	10.2%
Orange Cove	2,682	458	17.1%
Parlier	3,875	466	12.0%
Reedley	7,030	515	7.3%
San Joaquin	919	129	14.0%
Sanger	7,419	710	9.6%
Selma	7,225	442	6.1%
Unincorporated County	51,877	1733	3.3%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Female-headed, single-parent households often experience a high rate of poverty. Countywide, 34.0 percent of the female, single-parent households were living under the poverty level, compared to 14.5 percent of all households (see **Table 2-31, Female-Headed Households in Poverty [2020]**). In San Joaquin, 68.4 percent of female-headed households were living in poverty, followed by Mendota (65.6 percent), Orange Cove (62.4 percent), and Huron (61.2 percent). The poverty rate for all households is also high in these areas. Kingsburg had the lowest percentage of female-headed households in poverty (16.8 percent), but it is still higher than the rate for all families. For comparison, statewide, 9.0 percent of families and 21.5 percent of female-headed households were in poverty, below the Fresno County level.

Table 2-31 Female-Headed Households in Poverty (2020)

Jurisdiction	Total Households in Poverty		Female-Headed Households in Poverty	
	Number	Percentage	Number	Percentage
Fresno County	37,430	16.7%	18,037	34.0%
Clovis	1,793	6.4%	988	17.8%
Coalinga	537	16.0%	301	34.3%
Firebaugh	546	30.3%	264	51.6%
Fowler	206	13.8%	111	42.0%
Fresno	22,099	19.2%	11,582	36.1%
Huron	530	34.1%	255	61.2%
Kerman	365	11.8%	130	22.2%
Kingsburg	108	4.0%	71	16.8%
Mendota	802	33.3%	376	65.6%
Orange Cove	1,004	44.9%	419	62.4%
Parlier	969	29.7%	408	40.4%
Reedley	1,092	18.4%	335	29.5%
Sanger	1,208	19.7%	592	35.9%
San Joaquin	257	30.3%	143	68.4%
Selma	1,006	18.3%	419	34.2%
Unincorporated County	4,908	12.2%	1,659	28.3%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Single-parent households can benefit from most affordable housing programs, including Housing Choice Vouchers, Homebuyer Assistance Program (HAP), and Housing Rehabilitation Program (HARP) in the county. The County offers the California Work Opportunity and Responsibility to Kids (CalWORKs) Program to help eligible needy families who have children under the age of 19 with cash assistance, Medi-Cal, and employment services. Assistance programs offered by organizations like First Five Fresno County and Pacific Gas and Electric Company (PG&E) can also assist these households with securing affordable childcare and housing.

Persons with Disabilities

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The Census Bureau defines six disabilities: hearing, vision, cognitive, ambulatory, self-care, or independent living disabilities.

Persons with disabilities have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living

SECTION 2: HOUSING NEEDS ASSESSMENT

opportunities, and proximity to transit. While regulations adopted by the State require all groundfloor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single-family units have no accessibility requirements. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Supplemental Security Income (SSI), which is insufficient for market-rate housing.

Severely mentally disabled persons are especially in need of assistance. Mentally disabled individuals are those with psychiatric disabilities that impair their ability to function in the community to varying degrees. In Fresno County, an estimated 189,579 residents have some form of mental disability that requires special housing accommodations, medical treatment, and/or supportive services such as In-Home Supportive Services (IHSS) provided by Fresno County.

According to the 2016-2020 ACS 5-Year Estimates, 12.9 percent of the population countywide aged five and over is living with one or more disabilities. (See **Table 2-32, Persons with a Disability [2020]**). This is higher than the statewide rate of 10.7 percent. The population 65 years and over has the highest rate of disabilities, as previously discussed. **Table 2-33, Disability by Type (2020)**, provides information on the nature of these disabilities. The total disabilities number shown for all age groups exceeds the number of persons with disabilities because a person can have more than one disability. The percentage of persons with each type of disability is based on total number of persons with disabilities and is not cumulative. The city of Fresno had the highest number of persons with a disability among the total population, at 74,571. However, Fresno also has the greatest representation of services and amenities for persons with disabilities, and a more comprehensive system of bus and transit services, which can partially contribute to the higher concentration of persons with disabilities in the city. In contrast, San Joaquin had the lowest rate of persons with a disability at 3.6 percent, correlating with the lowest representations of seniors and the lowest proportion of seniors with disabilities. Among hearing difficulty, Kingsburg had the highest percentage, while vision difficulty and independent living difficulty had the highest rate at 28.3 percent and 49.5 percent in Mendota. Kerman had the highest rate for cognitive difficulty at 51.5 percent, while Firebaugh had the highest rate for ambulatory and self-care difficulty (69.7 and 28.8 percent).

Table 2-32 Persons with a Disability (2020)

Jurisdiction	With a Disability	Percentage	Total Population
Fresno County	127,456	12.9%	990,204
Clovis	12,683	10.6%	120,124
Coalinga	2,069	11.8%	17,590
Firebaugh	532	6.6%	8,096
Fowler	1,162	17.3%	6,700
Fresno	74,571	13.8%	542,107
Huron	669	10.8%	6,206
Kerman	1,641	10.2%	16,016
Kingsburg	1,229	9.9%	12,380
Mendota	650	5.2%	12,595
Orange Cove	759	7.9%	9,649
Parlier	1,200	8.2%	14,576
Reedley	2,799	11.1%	25,227
Sanger	2,461	9.2%	26,617
San Joaquin	132	3.6%	3,701
Selma	2,759	11.2%	24,674
Unincorporated County	22,140	13.6%	162,396

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Table 2-33 Disability by Type (2020)

Jurisdiction	Hearing Difficulty	Vision Difficulty	Cognitive Difficulty	Ambulatory Difficulty	Self-Care Difficulty	Independent Living Difficulty
Fresno County	28.5%	24.5%	41.0%	49.7%	21.8%	38.0%
Clovis	28.1%	21.3%	41.1%	47.1%	22.4%	35.3%
Coalinga	28.9%	14.6%	34.3%	47.0%	11.8%	25.9%
Firebaugh	9.4%	6.6%	31.8%	69.7%	28.8%	43.2%
Fowler	32.7%	22.5%	21.1%	52.6%	13.7%	37.1%
Fresno	27.0%	27.1%	44.0%	50.1%	23.5%	39.5%
Huron	18%	48.4%	19.4%	42.6%	0.0%	3.3%
Kerman	23.3%	17.9%	51.5%	59.6%	11.0%	31.7%
Kingsburg	41.1%	17.6%	39.3%	46.7%	23.7%	46.4%
Mendota	17.5%	28.3%	41.5%	40.6%	20.3%	49.5%
Orange Cove	16.7%	27.0%	35.0%	51.0%	9.2%	27.5%
Parlier	26.4%	27.7%	31.1%	46.9%	14.4%	25.3%
Reedley	30.9%	24.5%	35.9%	49.8%	20.4%	38.3%
Sanger	25.9%	19.4%	38.7%	54.1%	22.8%	37.6%
San Joaquin	18.2%	7.6%	44.7%	55.3%	15.9%	38.6%
Selma	34.7%	22.1%	30.7%	56.3%	16.2%	29.0%
Unincorporated County	34.5%	20.0%	35.7%	48.1%	20.0%	38.3%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Developmental Disabilities

Senate Bill (SB) 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A “developmental disability” is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Table 2-34, Clients in Fresno County with Developmental Disabilities by Age (2022), shows the number of people in Fresno County jurisdictions receiving assistance as of April 2022. This is only a count of those developmentally disabled people receiving services from the Department of Developmental Services as of April 2022. It is likely that the actual count is higher.

The majority of these individuals (more than 7,000) lived in their own home and the rest lived in independent living or supportive living (about 900 persons), community care facilities (about 666 persons), foster or family homes (less than 369 persons), or an intermediate care facility (about 230 persons).

Table 2-34 Clients in Fresno County with Developmental Disabilities by Age (2022)

Jurisdiction	0-17 Years	18+ Years	Total
Fresno County	5,468	5,367	10,835
Clovis	652	54	706
Coalinga	54	44	98
Firebaugh	44	37	81
Fresno	3,525	3,838	7,363
Fowler	28	32	60
Huron	23	15	38
Kerman	122	98	220
Kingsburg	67	64	131
Mendota	70	32	102
Parlier	102	55	157
Reedley	205	119	324
Sanger	197	197	394
San Joaquin	21	11	32
Selma	174	108	282
Unincorporated	172	141	313

Source: FCOG Data Packet, 2022 -- Department of Developmental Services, April 2022

Licensed Care Facilities

For persons requiring a supportive housing setting, Fresno County has 210 licensed care facilities with 4,953 beds. The majority of these facilities are in the city of Fresno. However, there are also 67 facilities in Clovis, one in Fowler and Kerman, three in Reedley, three in Sanger, , and one in Selma.

Homeless

Most families become homeless because they are unable to afford housing in a particular community. Nationwide, about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and “throwaway” youth (children whose parents will not allow them to live at home).

There are various reasons that contribute to homelessness. These may be any combination of factors such as loss of employment, inability to find a job, lack of marketable work skills, or high housing costs. For some, the loss of housing due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, and an inability to access support services and long-term care may result in homelessness. Although each category has different needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

For many, supportive housing, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Supportive housing has no limit on length of stay and is linked to on-site or off-site services that assist residents in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing is usually in buildings configured as rental housing developments but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. Transitional housing may be configured for specialized groups within the homeless population, such as people with substance abuse problems, the mentally ill, domestic violence victims, veterans, or people with HIV/AIDS. In many cases, transitional housing programs will provide services for two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider.

In 2001, Fresno County and Madera County formed the Fresno-Madera Continuum of Care (FMCoC). This community-based collaborative is the best available source for homelessness information and services for homeless individuals and families. The Continuum of Care services and resources include:

SECTION 2: HOUSING NEEDS ASSESSMENT

- Homeless Prevention
- Outreach, Intake, and Assessment
- Emergency Shelter
- Transitional Housing
- Supportive Services
- Permanent Housing
- Permanent Supportive Housing

The best estimate is the Homeless Census and Survey collected by FMCoC. In January 2022, the FMCoC published its Homeless Census and Survey Report (Point-in-Time [PIT]) count, which estimated 3,938 persons experiencing homelessness in Fresno County. Of that number, 1,728 persons were sheltered homeless and 2,210 were unsheltered homeless (**Table 2-35, Total Unsheltered and Sheltered Homeless Count: Fresno County (2022)**).

Table 2-35 Total Unsheltered and Sheltered Homeless Count: Fresno County (2022)

Population	2022 PIT Count
Unsheltered Homeless	2,210
Sheltered Homeless	1,728
Total	3,938

Source: FCOG Data Packet, 2022 --Fresno/Madera Continuum of Care, 2022.

The California Department of Education defines homeless children as individuals who lack a fixed, regular, and adequate nighttime residence. This definition also includes:

- Children and youth who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason.
- Children who may be living in motels, hotels, trailer parks, shelters, or awaiting foster care placement.
- Children and youth who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings.
- Migratory children who qualify as homeless because they are children who are living in similar circumstances listed above.

In February 2022, the FMCoC completed a PIT count and found that there were an estimated 541 people experiencing homelessness in Fresno County, which included the incorporated rural cities of Selma, Sanger Clovis and/or rural areas of unincorporated Fresno County. The PIT also identified 3,397 people experiencing homelessness in the city of Fresno. In an effort to provide an estimate of the number of homeless persons by jurisdiction, a percentage of the population was calculated as shown in **Table 2-36, Estimated Number of Homeless Persons by Jurisdiction**. This percentage assumes the countywide population for Fresno County population and subtracts the city of Fresno population since a total homeless count was done for the city. This percentage was then applied to the total homeless count of 541. The city of Fresno had the highest percentage of

people experiencing homelessness at 53.8 percent, followed by the unincorporated county (34.2 percent) and the city of Clovis (26.4 percent). Each jurisdiction also supplemented the PIT count assumptions with local knowledge (police department, city/county staff, agency providing services to the homeless population) where available.

The FMCoC released the 2023 PIT count on July 26, 2023. The overall count was only provided for the County of Fresno as a whole and the City of Fresno. Data for individual jurisdictions was not available. As previously mentioned, local estimates are available in **Table 2-36, Estimated Number of Homeless Persons by Jurisdiction**. According to the 2023 PIT count, the City of Fresno's percentage of unsheltered population increased by 9.2 percent and the sheltered population decreased by 18.4 percent since 2022. For the overall county, the percentage of unsheltered population increased by 15.6 percent and the sheltered population decreased by 59.3 percent. See **Table 2-37, Comparison of 2022 and 2023 Point-In-Time Homeless Count**, for a comparison between the 2022 and 2023 PIT count.

Table 2-36 Estimated Number of Homeless Persons by Jurisdiction

Jurisdiction	Total Population	% of County Pop*	Estimated Total Homeless	Local Estimate (Unsheltered)
City of Fresno	543,660	53.8%	3,397**	
Fresno County	1,011,273	100.0%	541**	
Unincorporated County	160,074	34.2%	185	
Coalinga	17,277	3.7%	7	
Firebaugh	8,439	1.8%	3	
Fowler	6,962	1.5%	3	
Huron	6,170	1.3%	2	49
Kerman	16,639	3.6%	7	16
Kingsburg	12,506	2.7%	5	6
Mendota	12,440	2.7%	5	
Orange Cove	9,497	2.0%	4	
Parlier	14,497	3.1%	6	
Reedley	24,982	5.3%	10	38
Sanger	26,304	5.6%	10	36
San Joaquin	3,639	0.8%	1	
Selma	24,522	5.2%	10	30
Clovis	123,665	26.4%	49	

Source: FCOG Data Packet, 2022 --Fresno/Madera Continuum of Care, 2022.

* Percentages for all cities and the unincorporated county are calculated with the city of Fresno population removed.

**Based on actual 2022 PIT counts.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-37 Comparison of 2022 and 2023 Point In Time Homeless Count

2023			
Jurisdiction	Unsheltered	Sheltered	Total
Fresno City	1,819	1,388	3,207
Fresno County	594	11	605
Total	2,413	1,399	3,812
2022			
Jurisdiction	Unsheltered	Sheltered	Total
Fresno City	1,696	1,701	3,397
Fresno County	514	27	541
Total	2,210	1,728	3,938
Percentage Change from 2022 to 2023			
Jurisdiction	Unsheltered	Sheltered	Total
Fresno City	123%	-313%	-190%
Fresno County	80%	-16%	64%
Total	203%	-329%	-126%
Percentage Change from 2022 to 2023			
Jurisdiction	Unsheltered	Sheltered	Total
Fresno City	7.3%	-18.4%	-5.6%
Fresno County	15.6%	-59.3%	11.8%
Total	9.2%	-19.0%	-3.2%

Source: Fresno/Madera Continuum of Care, 2023.

According to the FMCoC, there are several emergency shelters for homeless individuals. The majority of those shelters are in the city of Fresno. **Table 2-38, Bed Inventory by Program Type, Fresno County and Madera County (2022)**, shows the number of beds and units available during the last week of February 23, 2022 dedicated to serving homeless persons, per HUD’s definition. There were a total of 5,101 units available to the homeless in Fresno County and Madera County. Typically, the county’s smaller cities and communities form alliances with agencies and organizations in the city of Fresno and encourage homeless persons to seek assistance in the city of Fresno where services are most available.

Table 2-38 Bed Inventory by Program Type, Fresno County and Madera County (2022)

Facility Type	Number of Beds
Emergency Shelter	1,795
Transitional Housing	358
Permanent Supportive Housing	389
Rapid Re-Housing	2,559
Total	5,101

Source: FCOG Data Packet, 2022 -- Fresno/Madera Continuum of Care, PIT Count 2022.

Table 2-39 through Table 2-40 lists all emergency shelters, transitional housing, safe havens, permanent supportive housing, and rapid re-housing projects within Fresno County. However, most of these are in the city of Fresno. There is one 18-bed transitional housing project in the city of Clovis and one 17-bed transitional housing project in the unincorporated county. Both are run by the Marjaree Mason Center and are targeted towards single females with children and victims of domestic violence. Additionally, the City of Reedley has an 18-person temporary emergency housing facility within an existing two-story single family residence.

Additional organizations providing assistance, services, and housing in the county include Catholic Social Services, Emergency Housing Center (Plaza Terrace), Evangel Home, Inc., United Way, Fresno Rescue Mission, and Marjaree Mason Center. To assist people with reaching services that can help them in their time of need, United Way of Fresno County offers a free 2-1-1 information and referral line. The database provides persons in need with links to over 500 government, community-based, faith-based, and private and public agencies with over 1,500 programs/services.

As discussed in Section 4, Housing Development Constraints, State law (Senate Bill 2) requires all jurisdictions in California to provide zoning for emergency shelters and transitional and supportive housing. The appendices provide information on compliance for jurisdictions in Fresno County.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-39 Emergency Shelters in Fresno County (2023)

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
ES	County of Fresno ETA	VOUCHERS	Fresno	Households with children	N/A	57
ES	Fresno EOC	Sanctuary Youth Shelter	Fresno	Unaccompanied males and females under 18	N/A	20
PSH	Fresno Housing Authority	Renaissance at Parc Grove	Fresno	Single females and males plus households with children	N/A	40
PSH	Fresno Housing Authority	Alta Monte	Fresno	Single males and females (over 18)	N/A	30
PSH	Fresno Housing Authority	Renaissance at Santa Clara	Fresno	Single males and females (over 18)	N/A	70
PSH	Fresno Housing Authority	Trinity Project	Fresno	Single males and females (over 18)	N/A	21
PSH	Fresno Housing Authority	Villages at Broadway	Fresno	Single females and males plus households with children	N/A	26
PSH	Fresno Housing Authority	Villages at Paragon	Fresno	Single females and males plus households with children	N/A	21
PSH	Fresno Housing Authority	Alegre Commons	Fresno	Single females and males plus households with children	N/A	42
TH	Marjaree Mason Center	Clovis Shelter	Clovis	Single females and households with children	Yes	18
ES	Marjaree Mason Center	Reedley House	Reedley	Single females and households with children	Yes	18
ES	Marjaree Mason Center	Domestic Violence Shelter	Fresno	Single females and households with children	Yes	93
TH	Marjaree Mason Center	Downtown Transition	Fresno	Households with children	Yes	16
TH	Marjaree Mason Center	Next Step	Fresno	Single females	Yes	8
TH	Marjaree Mason Center	Olson House	Fresno County	Single females and households with children	Yes	17
SH	Poverello House	Naomi's House	Fresno	Single females		24
PSH	Turning Point (TPOCC)	Family Villa	Fresno	Households with children	N/A	26
PSH	Turning Point (TPOCC)	STASIS	Fresno	Single males and females (over 18)	N/A	16
TH	Turning Point (TPOCC)	Sage Commons	Fresno	Single females and males plus households with children	N/A	105
TH	Turning Point (TPOCC)	Bridge Point	Fresno	Single males and females (over 18)	N/A	30
PSH	Turning Point (TPOCC)	Falcon County	Fresno	Single females and males plus households with children	N/A	34
LB	Turning Point (TPOCC)	Golden State Triage	Fresno	Males and Females	N/A	50
LB	Turning Point (TPOCC)	Journey Home	Fresno	Single females and males plus households with children	N/A	80
LB	Turning Point (TPOCC)	Step on 99	Fresno	Single females and males plus households with children	N/A	99

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
LB	Turning Point (TPOCC)	Sun Lodge	Fresno	Single females and males plus households with children	N/A	98
LB	Turning Point (TPOCC)	The Welcome Center	Fresno	Single males and females (over 18)	N/A	30
ES	VA Central CA Health Care System	HCHV/RT- Redux House	Fresno	Single males	N/A	36
ES	VA Central CA Health Care System	HCHV/RT-Thompson Veterans Home	Fresno	Single males	N/A	6
TH	Valley Teen Ranch	Transitional Living Home	Fresno	Single males	N/A	4
RRH	West Care	ESG	Fresno	Single males	N/A	7
TH	West Care	GPD HomeFront	Fresno	Single females and households with children	N/A	15
TH	West Care	GPD Veteran's Plaza	Fresno	Single males	N/A	28
RRH	West Care	SSVF	Fresno	Single females and males plus households with children	N/A	23
PSH	WestCare	Project Lift Off	Fresno	Households with children	N/A	45

Note: Project types: ES= Emergency Shelter; TH= Transitional Housing; SH= Safe Haven; PSH= Permanent Supportive Housing; RRH= Rapid Re-Housing LB=Low Barrier Navigation Center

Source: Fresno Housing Authority, 2023.

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-40 Residential Care Facilities (2023)

Facility	Address	Beds
The Acacia House	2826 W. San Gabriel, Fresno CA 93705	4
Alder Care Home	2340 South Adler Ave., Fresno, CA 93725	6
Allen Residential Vista House	4591 N. Vista, Fresno, CA 93722	6
Anderson Community Care Facility	2534 East University Avenue, Fresno, CA 93703	6
Avedikian Home #2	7237 N. Cecelia Avenue, Fresno, CA 93722	4
Baghetti-Home	2737 Norwich Avenue, Clovis, CA 93611	6
Bryland Adult Residential Facility, LLC	510 E. Tower, Fresno, CA 93706	6
Burrus Adult Residential	157 N. Armstrong, Clovis, CA 93611	6
Calloway Adult Residential Facility	5292 W. Wildflower Ln.Code#1379, Fresno, CA 93725	6
Charlotte's Place, Inc.	4262 N. Glenn Ave., Fresno, CA 93704	6
Comfort Care Home	4484 N. Garden Ave., Fresno, CA 93726	6
Corpuz Adult Residential Facility	1536 Barstow Avenue, Clovis, CA 93611	6
Cotta-Brown Group Home II	4673 N Angus, Fresno, CA 93726	6
Dailey's Haven	4479 N. Eddy, Fresno, CA 93727	6
Dailey's Home Care	4690 East Hamilton, Fresno, CA 93702	6
Dbá Canonizado's Clinton Home	1509 W. Clinton Avenue, Fresno, CA 93705	6
Del Mundo Home	867 Oxford Ave, Clovis, CA 93612	4
Dial For Care, Inc.	1640 N Delno, Fresno, CA 93705	4
Eddie's Terrace	2693 South Bardell Avenue, Fresno, CA 93706	6
Eddie's Terrace #2	5041 E. Tower, Fresno, CA 93725	6
Eddie's Terrace #3	3450 W. Sierra, Fresno, CA 93711	6
Eddies Terrace #4	1415 W. Sierra, Fresno, CA 93711	6
Eddie's Terrace #5	6459 North Channing Avenue, Fresno, CA 93711	6
Eddie's Terrace #6	1283 West Twain Avenue, Fresno, CA 93711	6
Eddie's Terrace #7	1837 South Bush Avenue, Fresno, CA 93727	6
Farroll Home	1862 Florence Ave., Sanger, CA 93657	6
Fillmore Christian Garden	4826 E. Fillmore, Fresno, CA 93727	27
Garibay Home II	138 E. Bellaire Way, Fresno, CA 93704	4
Garibay-Holland Home	4850 E. Holland, Fresno, CA 93726	6
Garrett Christian Home	5642 E. Garrett, Fresno, CA 93727	6
Hand Home	4741 N. Greenwood, Sanger, CA 93657	6
Haskins Residential Care	1037 South Chestnut Avenue, Fresno, CA 93702	18
Helping Hands	5277 N. Santa Fe Avenue, Fresno, CA 93711	6
Home Of Hope I	8623 N. Paula Ave., Fresno, CA 93720	6
Home Of Hope II Adult Residential Facility	1204 E. San Ramon, Fresno, CA 93710	6
Jay Homes, Inc.	5611 West Floradora Avenue, Fresno, CA 93722	4
Jones Home	5389 E. Lowe Avenue, Fresno, CA 93727	4
Kaviland Place	4657 E. Kaviland, Fresno, CA 93725	6
Kendall Home, The	4318 North First Street, Fresno, CA 93726	6
Kindred House #1	2396 S. Poppy, Fresno, CA 93706	6
Laureen Adult Residential Facility	4429 North Laureen Avenue, Fresno, CA 9372	5

SECTION 2: HOUSING NEEDS ASSESSMENT

Facility	Address	Beds
Loop #1	5663 W. Tenaya, Fresno, CA 93722	4
Loop #2	1342 San Jose, Fresno, CA 93711	6
Loop #3	7931 North Baird Avenue, Fresno, CA 93720	4
Lynn Home	2715 Helm Avenue, Clovis, CA 93612	6
Manning Home	767 Manning Avenue, Reedley, CA 93654	6
Mante's Board & Care Home	5624 West Olive, Fresno, CA 93722	6
Mante's Home	6588 N. Meridian, Fresno, CA 93710	6
Martin Family Home #2	2935 East Weldon Avenue, Fresno, CA 93703	6
Martin Family Home #3	22056 East Dinuba Avenue	6
Martin's Home-Homsy	345 North Homsy Avenue, Fresno, CA 93727	6
McWealth Care Inc	6167 N. Cornelia Ave., Fresno, CA 93722	4
Medina Res. Care Svcs., Ltd LLC Ramona Residence	1354 Ramona Ave., Clovis, CA 93612	6
Mi Casita Care Home III	233 W Norwich Ave, Clovis, CA 93612	4
Mi Casita Dos	296 W. Richert Avenue, Clovis, CA 93612	6
Michael Home	4828 E. Princeton, Fresno, CA 93703	6
Miller-Angelo Arf	5321 West Home Avenue, Fresno, CA 93722	6
Monsevais Res. Facility, Inc.-Dewey Home	6714 N. Dewey, Fresno, CA 93711	5
Monsevais Residential Facility	6622 N, Nantucket Ave., Fresno, CA 93704	6
Myles Community Service II	4664 E. Garrett, Fresno, CA 93725	6
Nelson's Community Care Facility	4836 North Sixth, Fresno, CA 93726	6
No Place Like Home	6302 W Los Alots Ave., Fresno, CA 93722	3
Ohannesian Home #2	10650 So. Frankwood Avenue, Reedley, CA 93654	6
Opoku-Ababio Adult Care	2723 E. Robinson Avenue, Fresno, CA 93726	6
Pathways	1511 W. Millbrae, Fresno, CA 93711	6
Pathways Adler Home	130 Adler Ave., Clovis, CA 93612	4
Patton Home	1270 N. Lucerne Lane, Fresno, CA 93728	6
Paul Home, The	4577 N. Sharon, Fresno, CA 93726	6
Psalm 23 Loving Care Residential	1085 W. Barstow Ave., Fresno, CA 93711	6
Reedley Home	3461 S. Usry Avenue, Reedley, CA 93654	6
Reyes Ranch LLC	20022 East American Ave., Reedley, CA 93654	4
Ruby's Valley Care Home	9919 South Elm Ave., Fresno, CA 93706	50
Safe Haven Claremont Community Care Home	905 Claremont Avenue, Fresno, CA 93727	4
Schexnayder's Home	6314 W. Dovewood Lane, Fresno, CA 93723	6
Sengsiri Home	1142 Carson Avenue, Clovis, CA 93611	6
Sunnyside Home	2540 S. Judy Avenue, Fresno, CA 93727	6
Sunshine Board and Care II	1642 W. Robinson Avenue, Fresno, CA 93705	6
Sunshine Care	4343 North Augusta Avenue, Fresno, CA 93726	6
V & A Assisted Living	6101 N. Mitre Avenue, Fresno, CA 93722	6
V & A Assisted Living "Celeste Home"	1686 W. Celeste, Fresno, CA 93711	6
V&A Assisted Living	11140 S. Cherry Ave., Fresno, CA 93725	4
Valley Comfort Home, Inc.	6579 E. Fillmore Avenue, Fresno, CA 93727	6

SECTION 2: HOUSING NEEDS ASSESSMENT

Facility	Address	Beds
Jay Homes Inc	698 S. Dockery, Sanger, CA 93657	6
Williams-Whittle Residential Care Home #2	4112 W. Providence Avenue, Fresno, CA 93722	6
Williams-Whittle Residential Home	821 W. Valencia, Fresno, CA 93706	6
Wilson Family Care Home	2145 Maple, Selma, CA 93662	4
Yellow Rose Residential Care Home-Hughes	4376 North Hughes Avenue, Fresno, CA 93705	6
Yellow Rose Residential Care Home-Norwich	3333 W. Norwich Avenue, Fresno, CA 93722	6
Total Beds		568

Source: California Department of Social Services Care Facility Search, as of May 2023.

Farmworkers

Farmworkers have a difficult time locating affordable housing in Fresno County. Due to a combination of limited English language skills and very low household incomes, the ability to obtain housing loans for home purchase is extremely limited. For the same reasons, rentals are also difficult to obtain. Housing needs include permanent family housing as well as accommodations for migrant single men, such as dormitory-style housing, especially during peak labor activity in May through October.

A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform non-farm work such as construction and odd jobs. Housing needs of this migrant but non-farmworker population are partially addressed by year-round housing units, but additional migrant units are needed.

Migrant and other seasonal farmworkers usually do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many workers and/or their families live in rural, often remote areas and are reluctant to voice their housing needs and concerns to local government or housing authorities.

Farmworkers have the lowest family income and the highest poverty rate of any occupation surveyed by the Census Bureau and, therefore, often face challenges to pay for adequate housing. According to California EDD, the most recent data from 2014 measured median wage for farmworkers, which was \$13.44/hour or approximately \$25,804 per year for full-time work, which is considered extremely low-income. Many farmworkers are forced to pay market rate for their housing, since most farm owners do not provide housing for their workers, and many publicly owned or managed housing complexes are restricted to families. Because market-rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers, causing a severely overcrowded living situation. Migrant and seasonal farmworkers face a number of housing challenges, but primarily substandard housing conditions.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing, much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

Determining the number of farmworkers in a region is difficult due to the variability of the definitions used by government agencies and other characteristics of the farming industry, such seasonal workers who migrate from place to place. The estimated number of farmworkers in Fresno County ranges from 37,966¹ (ACS, 2012) to 94,039 (UC Giannini Foundation of Agricultural Economics, 2012).²

The USDA Census of Agriculture reported 2,540 farms with a total of 37,819 workers in Fresno County (see **Table 2-41, Farmworkers in Fresno County by Days Worked [2017]**). The majority of the farmworkers were seasonal, working fewer than 150 days per year.

Table 2-41 Farmworkers in Fresno County by Days Worked (2017)

150 Days or More (Year-Round)		
Total Farms	Farms	2,540
	Workers	37,819
Large Farms (10 or more workers per farm)	Farms	1,557
	Workers	16,876
Fewer than 150 Days (Seasonal)		
Total Farms	Farms	1,753
	Workers	20,943

Source: FCOG Data Packet, 2022 -- USDA Agricultural Census, Table 7, 2017.

Another data source to consider is the ACS. The ACS is a national survey that uses a series of monthly samples to produce annual estimates for the same area surveyed. The 2016-2020 5-Year Estimates by ACS (**Table 2-42, Estimated Farmworkers**) provides information on agriculture, forestry, fishing and hunting, and mining employment by jurisdiction. Although not all of these workers are farmworkers, it can provide an estimate. This category makes up a significant percentage of employment in Huron, Mendota, Orange Cove, San Joaquin, and Firebaugh. Huron has the highest percentage at 63.6 percent. Given the seasonal and transient nature of the farmworker community, the ACS data is likely an underestimate of the actual farmworker population.

¹ U.S. Census Bureau, 2008-2012 American Community Survey, 2012.

² UC Giannini Foundation of Agricultural Economics, 2012.

SECTION 2: HOUSING NEEDS ASSESSMENT

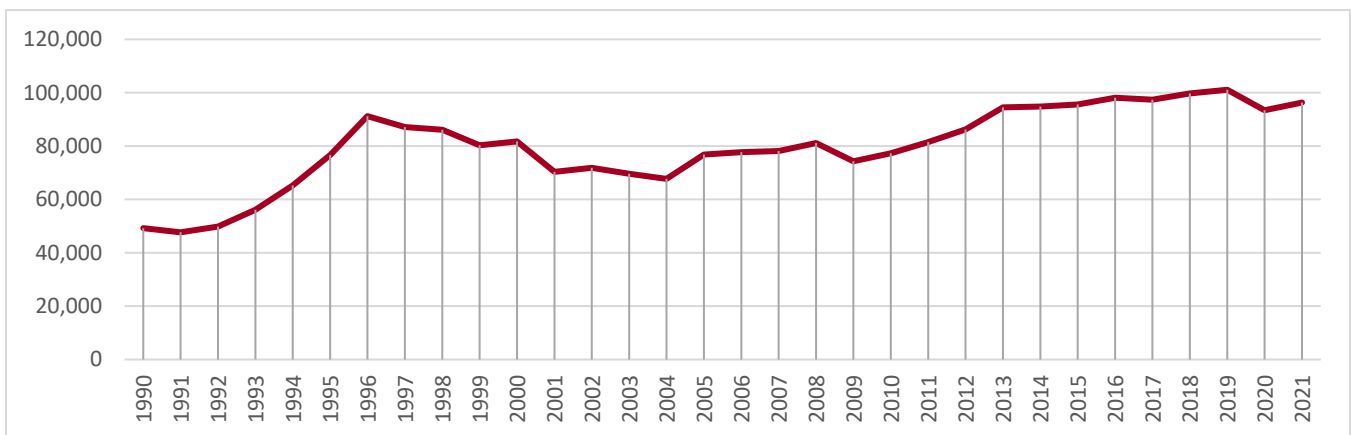
Table 2-42 Estimated Farmworkers (2020)

Jurisdiction	Total Employment	Agriculture, forestry, fishing and hunting, and mining	
	Number	Number	Percentage
Fresno County	408,625	36,163	8.8%
Clovis	51,408	646	1.3%
Coalinga	5,648	817	14.5%
Firebaugh	2,590	1,054	40.7%
Fowler	2,526	190	7.5%
Fresno	218,708	9,414	4.3%
Huron	2,494	1,586	63.6%
Kerman	6,135	1055	17.2%
Kingsburg	5,103	280	5.5%
Mendota	4,263	2,526	59.3%
Orange Cove	3,567	1,519	42.6%
Parlier	6,579	2,254	34.3%
Reedley	9,686	2,632	27.2%
Sanger	11,372	1,204	10.6%
San Joaquin	1,313	594	45.2%
Selma	9,987	1,245	12.5%
Unincorporated County	67,246	9,147	13.6%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

The EDD estimates the total farm labor employment in 2021 was 96,300 (annual average). **Figure 2-7, Farm Employment, Fresno County**, demonstrates the fluctuation in EDD estimates of hired farmworkers from 1990 to 2021. In 1990, the estimated annual average farm labor was 42,200 and peaked at 91,200 in 1996, and decreased to a low of 67,700 in 2004. It peaked again in 2019 at 101,100 and dropped in 2020 during the COVID-19 pandemic. EDD Industry Employment Data is based on the Current Employment Statistics (CES) survey. The CES survey is administered to a sample of California employers to gather information including monthly employment, hours, and earnings.

FIGURE 2-7. FARM EMPLOYMENT, FRESNO COUNTY

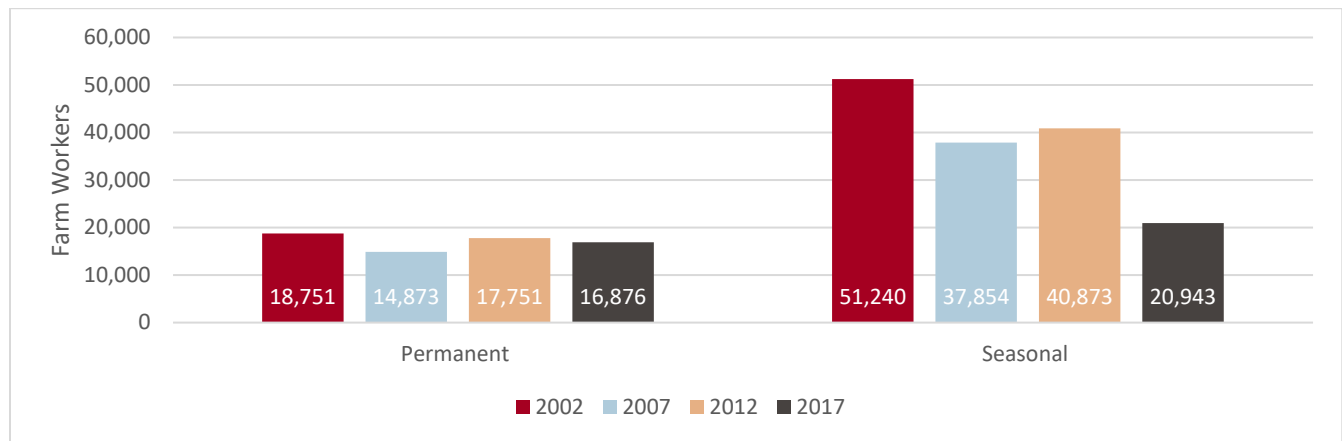


Source: CA Employment Development Department (EDD) Labor Market Information, 2022.

Looking at the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Fresno County has decreased slightly from 2002 to 2017, decreasing from 18,751 farmworkers to 16,876 farmworkers. However, there was a slight increase from 2007 to 2012, showing an increase from 14,873 farmworkers to 17,751 farmworkers. The seasonal number has also decreased from 51,240 in 2002 to 20,943 in 2017 (Figure 2-8, Farm Labor in Fresno County).

Agriculture, forestry, fishing and hunting, and mining holds a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 63.6 percent. These areas are more rural and strongly based in agriculture.

FIGURE 2-8. FARM LABOR IN FRESNO COUNTY



Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Note: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors) are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Seasonal Farmworker Housing

The Fresno Housing Authority manages 194 units of seasonal farmworker housing for migrant farmworkers. This includes 131 housing units in Parlier owned by the State of California, Office of Migrant Services, and 64 units in Firebaugh. These units are open about six months of the year, from April through October, to serve agricultural workers during planting and harvesting seasons when most workers are needed.

The Housing Authority also owns, manages, and maintains three year-round housing complexes, exclusively for farm laborers, including 60 units in Mendota, 30 units in Orange Cove, and 41 units in Parlier. Both the seasonal and year-round units are restricted to legal U.S. residents who earn at least \$5,752.50 annually from agriculturally related work. The cost of managing and maintaining the complexes is subsidized by the State of California, Office of Migrant Services, and the USDA Rural Development. In addition, some private farmworker housing units are available, such as Willow Family Apartments in Clovis, which has 30 units set aside for farmworkers.

Transportation

A four-county pilot program established in 2000 known as Agricultural Industries Transportation Services (AITS) provided safe, reliable transportation to agricultural workers. This program has evolved into CalVans. Sponsored by California Vanpool Authority, CalVans supplies qualified drivers with late-model vans to drive themselves and others to work or school. The California Vanpool Authority pays for the gas, maintenance, repairs, and a \$10 million insurance policy. These agriculture vanpool programs serve a wide range of California counties, including Fresno County. It offers a cost-effective commute rate with passengers paying (on average) a little over \$2 per ride. Farmworkers travel distances ranging from a few miles to over 70 miles one-way to work. This program provides workers opportunities to live in one residence throughout the season regardless of where they are needed to work in the fields or packing plants. The program allows the county to determine where to best place farmworker housing based on land availability, zoning, services, and other criteria, rather than where farmworkers might be working most often.

Migrant Workers

Farmworkers have a variety of special housing needs in terms of affordability, location, and duration of residence. The increase in farmworkers living in Fresno County on a permanent basis increases the need for local, affordable farmworker housing for household types other than single adult men and women, including family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community.

Farmworkers may face added affordable housing challenges due to immigration status. Federally funded affordable housing projects require the head of household to have documentation of legal resident status, precluding some farmworkers from subsidized farmworker housing. Even seasonal farmworkers may travel with families, with children who at least temporarily enroll in local schools.

According to the California Department of Education California Longitudinal Pupil Achievement Data System (CALPADS), there were about 5,902 migrant students throughout Fresno County. While these estimates are at the school district level (students can live in one City and attend a school located in a different City), the data shows that the vast majority of migrant students for 2020-2021 school year are within the City of Fresno where many services and farmworker housing in the county takes place. Typically, farmworker positions, unless they own the business, do not pay well and thus may have trouble finding adequate housing in the county.

Since 2016, the migrant worker student population in Fresno County has fluctuated. The City's with the consistent number of enrolled migrant labor students are the City of Fresno, Reedley, Mendota, Selma and the Unincorporated City of Caruthers. Overall, for Fresno County as a whole, the migrant worker student population increased by approximately 1,122 students from the 2016-17 school year to the 2020-21 school year, which identifies a need for farmworker housing and resources. (**Table 2-43, Migrant Student Population**).

Table 2-43 Migrant Worker Student Population

Geography	School District	2016-17	2017-18	2018-19	2019-20	2020-21
Coalinga and Huron	Coalinga/Huron	144	203	159	154	171
Clovis	Clovis Unified	51	51	49	44	43
Firebaugh	Firebaugh-Las Delta Unified	235	344	334	313	272
Fowler	Fowler Unified	25	30	32	20	13
Fresno (City)	American Union	No data available				
	Fresno County Office of Education	32	22	39	32	33
	Fresno Unified	725	867	850	713	918
	Monroe Elementary	41	43	33	25	22
	Orange Center	1139	1289	1392	1481	1607
	Pacific Union Elementary	No data available				
	Washington Colony Elementary	No data available				
	Washington Unified	155	175	189	203	218
	Washington Union High	No data available				
	West Fresno Elementary	No data available				
	West Park Elementary	14	19	17	15	13
Central Unified	208	179	172	153	164	
San Joaquin	Golden Plains Unified	106	126	93	120	83
Kerman	Kerman Unified	248	216	208	260	247
Reedley	Kings Canyon Joint Unified	406	469	451	594	563
Kingsburg	Kingsburg Elementary Charter	No data available				
	Kingsburg Joint Union High	No data available				
	Clay Joint Elementary	No data available				
	Las Deltas Elementary	No data available				
Mendota	Mendota	331	253	323	464	626
Parlier	Parlier Unified	361	311	445	415	395
Sanger	Sanger Unified	67	47	38	39	30
Selma	Selma Unified	389	386	384	395	398
Unincorporated Fresno County	Total Unincorporated County school districts	227	206	164	203	303
<i>Barrel Union</i>	<i>Burrel Union Elementary</i>	<i>No data available</i>				
<i>Big Creek</i>	<i>Big Creek Elementary</i>	<i>No data available</i>				
<i>Caruthers</i>	<i>Caruthers Unified</i>	<i>113</i>	<i>122</i>	<i>91</i>	<i>119</i>	<i>182</i>
<i>Laton Joint</i>	<i>Laton Joint Unified</i>	<i>21</i>	<i>20</i>	<i>17</i>	<i>21</i>	<i>21</i>

SECTION 2: HOUSING NEEDS ASSESSMENT

Geography	School District	2016-17	2017-18	2018-19	2019-20	2020-21
<i>Auberry</i>	<i>Pine Ridge</i>	<i>No data available</i>				
<i>Raisin City</i>	<i>Raisin City Elementary</i>	<i>26</i>	<i>17</i>	<i>18</i>	<i>24</i>	<i>58</i>
<i>Riverdale</i>	<i>Riverdale Joint Unified</i>	<i>67</i>	<i>47</i>	<i>38</i>	<i>39</i>	<i>30</i>
<i>Prather</i>	<i>Sierra Unified</i>	<i>No data available</i>				
<i>Five Points</i>	<i>Westside Elementary</i>	<i>No data available</i>				
<i>Total All Schools</i>		<i>4,780</i>	<i>5,061</i>	<i>5,185</i>	<i>5,445</i>	<i>5,902</i>

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021)

Notes: The data used for this table was obtained at the school site level and categorized by geography.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the State and the Central Valley. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents may not be aware of their rights or may be wary to engage due to immigration status concerns. Regionwide and for Fresno County overall, the proportion of residents five years and older with limited English proficiency is 10.1 percent. The cities with the highest percent of limited English-speaking household were Mendota (51.9 percent), Huron (49.3 percent), San Joaquin (47.4 percent), and Firebaugh (43.9 percent). Both Firebaugh and Huron were also identified as having an over-representation of very low-income households. (Table 2-44, Limited English-Speaking Households).

Table 2-44 Limited English-Speaking Households

Jurisdiction	Limited English-Speaking Households	
	Number	Percent
Fresno County	31,172	10.1%
Clovis	1,357	3.6%
Coalinga	319	7.0%
Firebaugh	896	43.9%
Fowler	153	7.5%
Fresno	15,365	9.0%
Huron	923	49.3%
Kerman	760	18.5%
Kingsburg	74	2.0%
Mendota	1,472	51.9%
Orange Cove	861	32.1%
Parlier	1,263	32.6%
Reedley	880	12.5%
Sanger	850	11.5%
San Joaquin	436	47.4%
Selma	1,125	15.6%
Unincorporated County	581	n/a

Source: American Community Survey Estimates (2016-2020), Table S1602.

Notes: ¹Averaged based off Auberry CDP, Big Creek CDP, Caruthers CDP, Laton CDP, Raisin City CDP and Riverdale CDP.

Income

According to the 2015-2019 ACS, the annual median income for the agriculture, forestry, fishing, and hunting category, was \$30,596 per individual. This income for a one or two person households, would fall into the very low-income category (see **Table 2-45, Resources for Farmworkers**).

In Fresno County, farmworker housing needs can be met with single family homes, multifamily units, Mobile and Manufactured Homes, ADUs, and with assistance from Housing Choice Vouchers. In addition to resources in Fresno County neighboring Kern, Merced, Madera and Kings counties as well as the State of California have resources available for farmworkers.

Resources

Table 2-45 Resources for Farmworkers

Provider	Area Served	Services Available
Binational Central California	Fresno, Madera, Merced, Stanislaus, San Joaquin, Tulare, Kings, and Kern counties	Immigration, healthcare, and educational resources
United Farm Workers Foundation	Fresno and Kern counties	Deferred Action for Childhood Arrivals (DACA), Family-based petitions, Naturalization/Citizenship, assistance with completing forms, Filings with USCIS, Representation before the Board of Immigration Appeals (BIA), Legislative advocacy (state or national), Referrals to other services
California Farmworker Foundation	Tulare, Santa Barbara, Kern, Fresno, Madera and Riverside counties	Education, Workforce Development, Health and Wellness, Immigration Services, and Community Wellness.
California Rural Legal Assistance	Sacramento and Fresno Counties	Housing advocacy, Immigration Law, Removal Defense, Impact Litigation, Labor + Employment, Pesticide + Work Safety, Sexual Harassment Prevention and Sustainable Rural Communities,
Larry Itliong Center	Tulare County	Community Space
Parlier Migrant Center	Fresno County	131 Farmworker Units
Green Raiteros	Fresno County	Transportation, workforce development and small business advancement.
Rural Mobile Health	Fresno County	Medical services and screenings at no-cost
Central California Food Bank	Fresno, Madera, Merced, Stanislaus, San Joaquin, Tulare, Kings, and Kern counties.	Food bank, School food programs, Fresh produce distributions, senior hunger programs, Emergency food assistance program (ERAP). CalFresh outreach, and Farm Worker Community Partnership.
Centro La Familia	Fresno County	Domestic Violence Assistance, Sexual Assault Services, Rescue and Restore Victims of Human Trafficking, Support services, Consumer and Family Advocacy, CalFresh Outreach and Education, Telecommunications Education and Assistance in Multiple languages (TEAM), and Immigration Services
Central California Legal Services	Fresno County	Legal Services

Provider	Area Served	Services Available
Fair Housing Council of Central California	Fresno, Madera, Merced, Stanislaus, San Joaquin, Tulare, Kings, and Kern counties	Fair Housing Advocacy and Services
Resources for Independence Central Valley	Fresno and Merced counties	Independent living services, Youth Empowerment, Assistive Technology and Training Services, and Emergency Preparedness

Source: Fresno County Resource List, 2023.

Refer to Section 3 – Regional Fair Housing Assessment for more information on Farmworker background and needs.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county’s median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single-room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. This income group is likely to live in overcrowded and substandard housing conditions. In recent years, rising rents, higher income, and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance, this group has a high risk of homelessness.

For a family of four in Fresno County, a household making under \$27,750 in 2022 would be considered an extremely low-income household. The minimum wage in California is currently \$14.00, well above the current federal minimum wage of \$7.25 an hour. With a minimum wage of \$14.00, workers would receive an annual salary of \$29,120, which by 2022 income limits would be in between extremely low-income and very low-income.

As shown in **Table 2-46, Extremely Low-Income Households by Tenure (2018)**, an estimated 13.3 percent of households in Fresno County in 2018 were considered extremely low income. Some jurisdictions have very high rates of extremely low-income households, including San Joaquin (34.8 percent), Huron (30.9 percent), Parlier (26.6 percent), and Orange Cove (26.3 percent). Clovis and Unincorporated Fresno County has the lowest percentages of extremely low-income households (8.9 and 7.0 percent). Typically, extremely low-income households are renters, at 80.0 percent of extremely low-income households countywide, and only 20.0 percent own their homes.

Table 2-46 Extremely Low-Income Households by Tenure (2018)

Jurisdiction	Extremely low-Income Owner Households		Extremely low-Income Renter Households		Total Extremely Low-Income Households	Total Extremely Low-Income as Percentage of Total Households
	Number	Percent	Number	Percent		
Fresno County	8,220	20.0%	32,975	80.0%	41,195	13.3%
Clovis	775	29.2%	1,880	70.8%	2,655	7.0%
Coalinga	100	16.5%	505	83.5%	605	13.3%
Firebaugh	35	12.3%	250	87.7%	285	14.0%
Fowler	50	25.0%	150	75.0%	200	9.8%
Fresno	4,030	15.3%	22,270	84.7%	26,300	15.5%
Huron	50	8.6%	530	91.4%	580	30.9%
Kerman	55	14.3%	330	85.7%	385	9.7%
Kingsburg	170	39.1%	265	60.9%	435	11.6%
Mendota	100	15.4%	550	84.6%	650	22.9%
Orange Cove	95	13.5%	610	86.5%	705	26.3%
Parlier	295	28.6%	735	71.4%	1,030	26.6%
Reedley	310	37.3%	520	62.7%	830	11.8%
Sanger	165	18.2%	740	81.8%	905	12.2%
San Joaquin	25	7.8%	295	92.2%	320	34.8%
Selma	235	34.3%	450	65.7%	685	9.5%
Unincorporated County	1,730	37.4%	2,895	62.6%	4,625	8.9%

Source: FCOG Data Packet, 2022 -- CHAS (2014-2018) Extremely low-income households face a higher incidence of housing problems. This population is at the highest risk of displacement, overpayment, and overcrowding and typically face the most barriers in accessing decent, safe, and affordable housing. There are four housing problems reviewed to determine at-risk extremely low-income populations: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. As indicated by **Tables 2-47** through **2-52**, the jurisdictions in the county with the highest number of extremely low-income households overpaying are Reedley (90.4 percent), Orange Cove (89.4 percent), Parlier (84.0 percent), Fresno (82.9 percent), and Sanger 740 (81.8 percent). The cities of Sanger, Parlier, Reedley, and Orange Cove are also all in close proximity of each other and are cities with the highest number of extremely low-income households overpaying for housing. Each jurisdiction's programs identify actions to assist with housing for extremely low-income households.

Table 2-47 Extremely Low-Income Households by Tenure and Overpayment - Fresno County, Clovis, and Coalinga (2018)

Total Households Characteristics	Fresno County		Clovis		Coalinga	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	304,625	100.0%	36,420	100.0%	4,145	100.0%
<i>Total Renter households</i>	143,680	47.2%	14,150	38.9%	1,920	46.3%
<i>Total Owner households</i>	160,945	52.8%	22,270	61.1%	2,225	53.7%
<i>Total lower income (0-80% AMI) households</i>	129,700	42.6%	10,025	27.5%	1,565	37.8%
Total Extremely Low-Income Households (0-30%AMI)	41,195	13.5%	2,655	7.3%	605	14.6%
<i>Extremely low-income renters</i>	32,975	80.0%	1,880	70.8%	505	83.5%
<i>Extremely low-income owners</i>	8,220	20.0%	775	29.2%	100	16.5%
Total Extremely Low-Income Overpaying	32,890	79.8%	2,120	79.8%	395	65.3%
<i>Extremely Low-Income Renter Overpaying</i>	26,720	81.2%	1,525	71.9%	335	84.8%
<i>Extremely Low-Income Owner Overpaying</i>	6,170	18.8%	595	28.1%	60	15.2%
Total Extremely Low-Income Severely Overpaying	28,190	68.4%	1,935	72.9%	325	53.7%
<i>Extremely Low-Income Renter Severely Overpaying</i>	23,160	82.2%	1,415	73.1%	280	86.2%
<i>Extremely Low-Income Owner Severely Overpaying</i>	5,030	17.8%	520	26.9%	45	13.8%

Source: HUD CHAS Data 2014-2018

Table 2-48 Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018)

Total Households Characteristics	Firebaugh		Fowler		Fresno	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	2,170	100.0%	1,925	100.0%	166,755	100%
<i>Total Renter households</i>	1,185	54.6%	905	47.0%	89,430	53.6%
<i>Total Owner households</i>	990	45.6%	1,020	53.0%	77,325	46.4%
<i>Total lower income (0-80% AMI) households</i>	1,240	57.1%	785	40.8%	75,485	45.3%
Total Extremely Low-Income Households (0-30%AMI)	285	13.1%	200	10.4%	26,300	15.8%
<i>Extremely low-income renters</i>	250	87.7%	150	75.0%	22,270	84.7%
<i>Extremely low-income owners</i>	35	12.3%	50	25.0%	4,030	15.3%
Total Extremely Low-Income Overpaying	190	66.7%	138	69.0%	21,790	82.9%
<i>Extremely Low-Income Renter Overpaying</i>	155	81.6%	99	71.7%	18,630	85.5%
<i>Extremely Low-Income Owner Overpaying</i>	35	18.4%	39	28.3%	3,160	14.5%
Total Extremely Low-Income Severely Overpaying	190	66.7%	130	65.0%	18,830	71.6%
<i>Extremely Low-Income Renter Severely Overpaying</i>	155	81.6%	95	73.1%	16,235	86.2%
<i>Extremely Low-Income Owner Severely Overpaying</i>	35	18.4%	35	26.9%	2,595	13.8%

SECTION 2: HOUSING NEEDS ASSESSMENT

Table 2-49 Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018)

Total Households Characteristics	Huron		Kerman		Kingsburg	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	1,770	100.0%	3,855	100.0%	<i>3,960</i>	100%
<i>Total Renter households</i>	<i>1,260</i>	<i>71.2%</i>	<i>1,805</i>	<i>46.8%</i>	<i>1,305</i>	<i>33.0%</i>
<i>Total Owner households</i>	<i>510</i>	<i>40.5%</i>	<i>2,050</i>	<i>53.2%</i>	<i>2,655</i>	<i>67.0%</i>
<i>Total lower income (0-80% AMI) households</i>	<i>1,380</i>	<i>78.0%</i>	<i>1,805</i>	<i>46.8%</i>	<i>1,300</i>	<i>32.8%</i>
Total Extremely Low-Income Households (0-30%AMI)	580	32.8%	385	10.0%	435	11.0%
<i>Extremely low-income renters</i>	<i>530</i>	<i>91.4%</i>	<i>330</i>	<i>85.7%</i>	<i>265</i>	<i>60.9%</i>
<i>Extremely low-income owners</i>	<i>50</i>	<i>8.6%</i>	<i>55</i>	<i>14.3%</i>	<i>170</i>	<i>39.1%</i>
Total Extremely Low-Income Overpaying	430	74.1%	220	57.1%	320	73.6%
<i>Extremely Low-Income Renter Overpaying</i>	<i>400</i>	<i>93.0%</i>	<i>190</i>	<i>86.4%</i>	<i>165</i>	<i>51.6%</i>
<i>Extremely Low-Income Owner Overpaying</i>	<i>30</i>	<i>7.0%</i>	<i>30</i>	<i>13.6%</i>	<i>155</i>	<i>48.4%</i>
Total Extremely Low-Income Severely Overpaying	300	51.7%	220	57.1%	290	66.7%
<i>Extremely Low-Income Renter Severely Overpaying</i>	<i>270</i>	<i>90.0%</i>	<i>190</i>	<i>86.4%</i>	<i>135</i>	<i>46.6%</i>
<i>Extremely Low-Income Owner Severely Overpaying</i>	<i>30</i>	<i>10.0%</i>	<i>30</i>	<i>13.6%</i>	<i>155</i>	<i>53.4%</i>

Source: HUD CHAS Data 2014-2018

Table 2-50 Extremely Low-Income Households by Tenure and Overpayment – Mendota, Orange Cove, and Parlier (2018)

Total Households Characteristics	Mendota		Orange Cove		Parlier	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	2,740	100.0%	2,385	100.0%	<i>3,965</i>	100.0%
<i>Total Renter households</i>	<i>1,775</i>	<i>64.8%</i>	<i>1,415</i>	<i>59.3%</i>	<i>2,265</i>	<i>57.1%</i>
<i>Total Owner households</i>	<i>965</i>	<i>35.2%</i>	<i>970</i>	<i>40.7%</i>	<i>1,700</i>	<i>42.9%</i>
<i>Total lower income (0-80% AMI) households</i>	<i>2,025</i>	<i>73.9%</i>	<i>1,925</i>	<i>80.7%</i>	<i>2,690</i>	<i>67.8%</i>
Total Extremely Low-Income Households (0-30%AMI)	650	23.7%	705	29.6%	1,030	26.0%
<i>Extremely low-income renters</i>	<i>550</i>	<i>84.6%</i>	<i>610</i>	<i>86.5%</i>	<i>735</i>	<i>71.4%</i>
<i>Extremely low-income owners</i>	<i>100</i>	<i>15.4%</i>	<i>95</i>	<i>13.5%</i>	<i>295</i>	<i>28.6%</i>
Total Extremely Low-Income Overpaying	455	70.0%	630	89.4%	865	84.0%
<i>Extremely Low-Income Renter Overpaying</i>	<i>390</i>	<i>85.7%</i>	<i>540</i>	<i>85.7%</i>	<i>615</i>	<i>71.1%</i>
<i>Extremely Low-Income Owner Overpaying</i>	<i>65</i>	<i>14.3%</i>	<i>90</i>	<i>14.3%</i>	<i>250</i>	<i>28.9%</i>
Total Extremely Low-Income Severely Overpaying	375	57.7%	505	71.6%	700	68.0%
<i>Extremely Low-Income Renter Severely Overpaying</i>	<i>335</i>	<i>89.3%</i>	<i>485</i>	<i>96.0%</i>	<i>460</i>	<i>65.7%</i>
<i>Extremely Low-Income Owner Severely Overpaying</i>	<i>40</i>	<i>10.7%</i>	<i>20</i>	<i>4.0%</i>	<i>240</i>	<i>34.3%</i>

Source: HUD CHAS Data 2014-2018

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

Total Households Characteristics	Reedley		Sanger		San Joaquin	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	7,200	100.0%	7,085	100.0%	1,065	100.0%
<i>Total Renter households</i>	2,680	37.2%	3,155	44.5%	675	63.4%
<i>Total Owner households</i>	4,520	62.8%	3,930	55.5%	390	36.6%
<i>Total lower income (0-80% AMI) households</i>	3,395	47.2%	3,200	45.2%	720	67.6%
Total Extremely Low-Income Households (0-30%AMI)	830	11.5%	905	12.8%	320	30.0%
<i>Extremely low-income renters</i>	520	62.7%	740	81.8%	295	92.2%
<i>Extremely low-income owners</i>	310	37.3%	165	18.2%	25	7.8%
Total Extremely Low-Income Overpaying	750	90.4%	740	81.8%	180	56.3%
<i>Extremely Low-Income Renter Overpaying</i>	490	65.3%	605	81.8%	155	86.1%
<i>Extremely Low-Income Owner Overpaying</i>	260	34.7%	135	18.2%	25	13.9%
Total Extremely Low-Income Severely Overpaying	630	75.9%	565	62.4%	145	45.3%
<i>Extremely Low-Income Renter Severely Overpaying</i>	415	65.9%	445	78.8%	120	82.8%
<i>Extremely Low-Income Owner Severely Overpaying</i>	215	34.1%	120	21.2%	25	17.2%

Source: HUD CHAS Data 2014-2018

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

Total Households Characteristics	Selma		Unincorporated Fresno County	
	Number	% of Total	Number	% of Total
Total All Households	6,755	100.0%	52,430	100.0%
<i>Total Renter households</i>	2,775	41.1%	16,980	32.4%
<i>Total Owner households</i>	3,980	58.9%	35,445	67.6%
<i>Total lower income (0-80% AMI) households</i>	3,445	51.0%	18,715	35.7%
Total Extremely Low-Income Households (0-30%AMI)	685	10.1%	5,330	10.2%
<i>Extremely low-income renters</i>	450	65.7%	2,895	54.3%
<i>Extremely low-income owners</i>	235	34.3%	1,730	32.5%
Total Extremely Low-Income Overpaying	545	79.6%	3,122	58.6%
<i>Extremely Low-Income Renter Overpaying</i>	375	68.8%	2,051	38.5%
<i>Extremely Low-Income Owner Overpaying</i>	170	31.2%	1,071	52.2%
Total Extremely Low-Income Severely Overpaying	420	61.3%	2,630	84.2%
<i>Extremely Low-Income Renter Severely Overpaying</i>	315	75.0%	1,810	68.8%
<i>Extremely Low-Income Owner Severely Overpaying</i>	105	25.0%	820	31.2%

Source: HUD CHAS Data 2014-2018

INVENTORY OF AFFORDABLE RENTAL HOUSING AND AT-RISK STATUS

The expiration of housing subsidies may be the greatest near-term threat to California’s affordable housing stock for low-income families and individuals. Rental housing financed 30 years ago with federal low-interest mortgages are now, or soon will be, eligible for termination of their subsidy programs. Owners may then choose to convert the apartments to market-rate housing. Also, HUD Section 8 rent supplements to specific rental developments may expire in the near future. In addition, state and local subsidies or use restrictions are usually of a limited duration.

State law requires that housing elements include an inventory of all publicly assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential within 10 years from the Housing Element adoption deadline (i.e., by December 31, 2033).

Appendix 1 includes an analysis of the at-risk units by jurisdiction.

Preservation Options for At-Risk Properties

State law requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing the affordability covenants, and/or providing rental assistance to tenants.

Acquisition and Rehabilitation

One method of ensuring long-term affordability of low-income units is to transfer ownership to a qualified nonprofit or for-profit affordable housing organization. This transfer would make the project eligible for re-financing using affordable housing financing programs, such as low-income housing tax credits and tax-exempt mortgage revenue bonds. These financing programs would ensure affordability for at least 55 years. Generally, rehabilitation accompanies a transfer of ownership.

Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (government and market).

Replacement (New Construction)

Another strategy is to replace the units by constructing new affordable units. This includes purchasing land and then constructing affordable units. This is generally the most expensive option.

Rent Subsidy

Rent subsidies can also be used to preserve affordability of housing, although there are limited funding sources to subsidize rents. The amount of a rent subsidy would be equal to the difference between the HUD-defined fair-market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD

income limits. The exact amount is difficult to estimate because the rents are based on a tenant's income and, therefore, would depend on the size and income level of the household.

Qualified Entities

California Government Code Section 65863.10 requires that owners of federally assisted properties provide notice of intent to convert their properties to market rate at one year prior to, and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination.

Under Government Code Section 65863.11, owners of federally assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. **Table 2-53, Quantified Entities (2022)**, contains a list of qualified entities for Fresno County that could potentially acquire and manage properties if any were to be at risk of converting to market rate in the future.

Table 2-53 Qualified Entities (2022)

Organization	Phone Number
Fresno Housing	(559) 513-9036
Fresno Housing Authority	(559) 443-8475
ACLC, Inc	(209) 466-6811
Better Opportunities Builder, Inc.	(559) 443-8400
Fresno Co. Economic Opportunities Commission	(559) 485-3733
The East Los Angeles Community Union (TELACU)	(323) 838-8556
ROEM Development Corporation	(408) 984-5600 Ext 17
Self-Help Enterprises	(559) 802-1620
Volunteers of America National Services	(916) 917-6848
L + M Fund Management LLC	(347)393-3041

Source: California Department of Housing and Community Development, 2022.

SECTION 2: HOUSING NEEDS ASSESSMENT

This page intentionally left blank.