

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The County of Fresno (County) is an Urban County entitlement participating jurisdiction that receives federal funds from the United States Department of Housing and Urban Development (HUD) to invest into the local community. The 5-Year Consolidated Plan provides information about the County's housing and community development needs and describes how HUD program funds will be used to address those needs over the next five-year period within the Urban County area. The Consolidated Plan covers five Federal Program Years 2025-2029, which align with activities carried out between July 1, 2025, and June 30, 2030.

The Consolidated Plan is a strategic planning requirement, as described in 24 Code of Federal Regulations (CFR) Part 91, for jurisdictions participating in the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs, of which the County of Fresno is a current recipient. Other entities' applications for HUD-funded programs – including large-scale grants supporting the Fresno-Madera Continuum of Care (FMCoC), the Housing Authority of Fresno County, CA (HAFC), and the County's lead-based paint mitigation activities carried out by the Department of Public Health (DPH) -- must be determined consistent with the Consolidated Plan in order to successfully apply for HUD funding, helping ensure the jurisdiction's efforts are aligned.

The County of Fresno is centrally located within the State of California. It encompasses over 6,000 square miles and is comprised of one large central city (Fresno), one medium-sized adjacent city (Clovis), 13 smaller cities, and approximately 35 unincorporated communities. It is the tenth largest county in California with a population of approximately 1,024,125, based on the 2024 U.S. Census Bureau, Population Estimates Program. According to the County's Annual Crop and Livestock Report, the County has 1.88 million acres of farmland, covering 48.9% of its total 3.84 million acres. Forests and woodlands cover 1.28 million acres (33.4% of the County), according to an analysis performed by CalFire, with much of the underlying terrain being foothills and mountains.

The Urban County area receives funding as a group, with the County acting as the lead entity. The jurisdiction is identified as the combination of the unincorporated portions of the County and all cities participating in the County's Joint Powers Agreement (JPA) for the administration of HUD-funded programs. As of July 1, 2025, the Urban County consists of the unincorporated portions of the County of Fresno and the cities of Fowler, Kerman, Kingsburg, Mendota, Orange Cove, Reedley, Sanger, and Selma. The City of Fresno receives and administers HUD funding separately. Non-participating cities (Clovis, Coalinga, Huron, and Parlier) may seek funding directly from HUD if their populations are large enough (as is the case for Clovis and CDBG), or cities may apply for HUD funding administered by the State. Non-participating cities are invited to participate in the JPA each year.

~~The focus of the Consolidated Plan is on describing the need for and intended utilization of three Federal programs — CDBG, HOME, and ESG. Throughout this document, you will see references to Area Median Income (AMI). HUD determines AMI for the County by reviewing all incomes earned by households and identifying the income in the middle of that list. HUD limits participation in CDBG and HOME to households earning 80% or less than the County's AMI. HUD updates the limits annually. By way of example, effective June 1, 2025, a household of four people would need to earn \$75,100 or less to meet the 80% AMI income eligibility criteria. A household of 8 people would need to earn \$99,150 or less to qualify. The ESG program utilizes a limit of 30% AMI (\$28,150 for a household of four) for certain activities, but not all ESG funded activities carry this restriction as they focus more on a household meeting a defined status of homelessness.~~

~~The primary objective of the CDBG Program is to develop viable communities through the provision of decent housing, a suitable living environment, and expanded economic opportunities. Fresno County's Urban County Program utilizes CDBG to provide a public facility and infrastructure improvement grants program for both the participating cities and the unincorporated area; a housing rehabilitation loan program; and community based public service programs.~~

~~HOME funds are dedicated to housing activities that meet local housing needs to preserve or create affordable housing. Efforts may include supporting homeownership and rental housing opportunities, subsidize rental costs, and reserve 25% of funds reserved for Community Housing Development Organizations (CHDOs).~~

~~The ESG Program supports outreach to and shelters for homeless individuals and families and supports programs that prevent homelessness or rapidly re-house the homeless. The County's ESG funds are utilized to support these types of programs consistent with regional efforts such as the Fresno Madera Continuum of Care (FMCoC) and other efforts to address homelessness.~~

~~The County of Fresno's Department of Public Works and Planning (PWP) is the lead agency overseeing the development of the Consolidated Plan and is responsible for administering the CDBG and HOME programs. The County's Department of Social Services (DSS) is responsible for administering the ESG program. Together, DSS and the County Administrative Office are both on the Board of Directors as the County's representatives to the local Continuum of Care. Another key contributor to the information contained in the Consolidated Plan is the Housing Authority of Fresno County, CA (HAFC), which administers public housing programs in the County. The HAFC operates a different legal entity to carry out activities within the City of Fresno. While the County's HUD grant funds are not utilized for public housing activities, the County and the Housing Authority are strategic partners in meeting the affordable housing needs of low and moderate income County residents.~~

~~During federal program years 2025-29, the County will continue to leverage funding from HUD in support of the activities described in this Consolidated Plan and further specifically outlined in each Annual Action Plan.~~

~~*Introduction narrative continues in Appendix.*~~

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The County continues to face affordable housing and community development needs Countywide. The County strives to meet the needs of the low- and moderate-income residents and communities through the implementation of activities that will assist the homeless, preserve, increase and improve affordable housing, and provide community development activities that improve and sustain livability. The County will continue to provide programs and activities that have the greatest impact given the limited resources available.

Housing Needs (See NA-10)

Fresno County, mirroring trends across California, faces a significant imbalance where the production of affordable housing units has consistently lagged behind the escalating demand. This persistent gap highlights a critical need for increased development and resources to meet the housing needs of its residents, while also emphasizing the crucial role of preserving existing affordable housing to sustain the momentum of past efforts.

Public Housing (See NA-35)

Public housing needs identified by the Housing Authority of Fresno County (HAFC) include the provision of additional public housing units and funding for the Housing Choice Voucher Program. In Fresno County there are over 11,000 families on the public housing waiting list. Additionally, there is a need for the rehabilitation of existing and construction of new affordable housing units, with emphasis on households with five or more members, the elderly, and the disabled.

Homeless Needs (See NA-40)

Homeless needs include outreach to homeless individuals and families living on the street, increasing the number of emergency shelters for homeless individuals and families, providing emergency shelter and essential services to shelter residents, and rapid re-housing services (including case management and rental subsidies) in support of homeless individuals and families.

Non-Homeless Special Needs (See NA-45)

The County's primary non-homeless special needs populations are the elderly and the physically disabled. The greatest need of these populations identified is for affordable, safe, decent and sanitary housing. The majority of seniors and disabled households also require repairs and/or modifications to their homes as accommodation features. Fixed incomes frequently prohibit such repairs and modifications from occurring.

Non-Housing Community Development Needs (See NA-50)

There are critical needs for public facility and infrastructure improvements throughout the Urban County area. Public facilities and infrastructure in these smaller communities and cities are ageing and deteriorating. The most significant needs include preservation and expansion of water and sewer systems, storm drainage, wastewater treatment facilities, street and sidewalk improvements, and street lighting. There is also a need for new and improved neighborhood parks, senior centers, community centers, and fire stations. Existing public facilities and infrastructure are also in need of Americans with Disabilities Act (ADA)-compliant improvements to ensure accessibility access for everyone.

3. Evaluation of past performance

The County is responsible for ensuring compliance with all rules and regulations associated with the three HUD entitlement grant programs – CDBG, HOME and ESG – and meeting the goals established identified in the Consolidated Plan and Annual Action Plans. The achievements of these programs are identified annually in the County's Consolidated Annual Performance and Evaluation Reports (CAPER).

CDBG: Through the completion of the 2020-2023 program years, the County of Fresno has already exceeded identified goals for Public Services, Public Facility Infrastructure (Unincorporated) and Public Facility & Infrastructure (Cities) identified in the 2020-2024 Consolidated Plan. Completion of activities during the 2024-2025 Program Year will further increase the accomplishments. Two goals identified have not been achieved and will not be achieved before the completion of the 2024-2025 program year. The Housing Rehabilitation & Commercial and Façade – Homeowner and Housing Rehabilitation & Commercial and Façade – Businesses have had no accomplishments, as Community Development staff have had challenges with staffing (loss of experienced staff working in these areas), adverse market conditions regarding home valuation and income limits, and impacts from COVID-19. The County has opted to eliminate the Commercial Facade program for the 2025-2029 Consolidated Pan period, based on the minimal interest from community outreach efforts, and instead focus on only homeowner rehabilitation. This will also allow the County to better address the regional housing needs.

Although the County has met accomplishment objectives identified in the 2020-2024 Consolidated Plan, the County has struggled with timely expenditure of CDBG funds. Various factors impacted the failure of the County to meeting annual expenditure requirements. In addition to the factors previously mentioned, infrastructure projects have been significantly impacted by long procurement times for much of the equipment needed for infrastructure projects. The County is working with our partner agencies to develop processes to minimize these delays. The County also administered one-time CARES Act funding (through the CDBG-CV program) to address impacts related to Coronavirus (COVID-19). The County successfully achieved all goals and expenditure requirements of the CDBG-CV program, but the added workload and inability to increase staffing levels based on one-time funding impacted performance of the regular CDBG program.

HOME: ~~As affordable housing projects take extensive planning prior to the commitment of funds and can take up to four years for completion, the County did not successfully predict when HOME-funded affordable housing projects would be completed, but it did largely~~

complete its affordable housing objectives. The 2020-2024 Consolidated Plan identified the following goals for HOME: rehabilitate 13 owner-occupied homes, build 33 new rental units, build 10 new single-family homes, and provide homebuyer assistance to 8 households. By June 30, 2025, the County will have: completed 1 rehabilitated owner-occupied home and 1 rehabilitated rental home (15% of goal), built 33 new rental units (100% of goal), built 18 owner-occupied single-family homes (180% of goal), and did not directly finance any homebuyer assistance. The additional 8 homes constructed were originally intended to satisfy the County's goal of homebuyer assistance, but County staff inadvertently structured the legal documents in alignment with program requirements for the construction of owner-occupied housing, instead of as a subrecipient agreement to provide homebuyer assistance. When analyzed within the context of HUD reporting where an activity is either housing construction or downpayment assistance, HUD reporting mechanisms are too rigid to capture that the project subsidized construction and provided homebuyer assistance to the households who purchased the homes constructed. By subsidizing the construction of the 8 homes, the efforts achieved the same effect — 8 low-income households were able to achieve their dream of homeownership because of the HOME subsidies in the project. Unfortunately, the County plainly missed its goal of rehabilitating owner-occupied housing. Although HOME funding for this activity was earmarked each year, the loss of the County's rehabilitation specialist staff member in 2019, the Covid-19 Pandemic following in 2020, increasing construction costs, and the inflexibility of the HOME rehabilitation requirements which by statute require more improvements than low-income homeowners are wanting to incur — all made administration of the HOME-funded rehabilitation program unsuccessful. In recognition that HOME-funded owner-occupied housing rehabilitation is not aligned with the needs of the Urban County area, this 2025-2029 Consolidated Plan has eliminated HOME as a funding source, but will pivot to utilizing CDBG for owner-occupied housing repairs — ensuring that low-income households have access to funds for critical repairs, without the requirement to address all issues with their home and incur the associated long-term financial costs.

ESG: The County has met all expenditure deadlines for funding from Program Years 2020-2023 and is on track to meet the expenditure deadline for 2024. More importantly, through May of 2025, the County has utilized its ESG funding to partner with five local organizations to serve 23 individuals with homeless prevention; 408 individuals with emergency shelter; and 409 individuals with rapid rehousing — with 131 of these individuals being survivors of domestic violence and 110 being chronically homeless individuals who received a combination of rapid rehousing and State-subsidized advocacy services. The County has prioritized utilizing all available ESG funding, including additional ESG CARES Act and State homelessness grants California Emergency Solutions and Housing (CESH) and Homeless Housing, Assistance and Prevention (HHAP), to maintain and grow a continuum of services across the County and

~~FMCoC area. This unified approach supports efforts to serve all who are experiencing a housing crisis.~~

~~"Evaluation of past performance" narrative continues in Appendix.~~

4. Summary of citizen participation process and consultation process

The County's citizen participation process is guided by its Housing and Community Development Citizen Participation Plan. The Plan describes the process by which citizens may become involved in the preparation of the Consolidated Plan and specifies the activity selection process for funding under the CDBG, HOME and ESG programs.

The County works through citizen committee groups to encourage participation of all its residents. These communities are representative of the County's low- and moderate-income residents, minorities, non-English speaking persons and persons with disabilities.

The Housing and Community Development Citizens Advisory Committee (CAC) consists of 19 members appointed by the Board of Supervisors as representatives of the County's unincorporated area. This committee meets with citizens groups and reviews and recommends public facility and infrastructure improvement projects for CDBG funding. This Committee is also consulted as an advisory body to the Board of Supervisors for any changes or additions to the County's housing and community development programs. In preparation for the 2025-26 Action Plan, the CAC held a public meeting to seek public participation and testimony, and review and discuss proposed CDBG activities for the unincorporated area. The CAC recommendations for funding are included in the 2025-2026 Action Plan as approved by the Board of Supervisors.

The Consolidated Plan Committee (CPC) ~~serve~~sacts as the advisory group for the County's Consolidated Plan process and also holds a public hearing to receive comments regarding the preparation of the Consolidated Plan and each annual Action Plan. This Committee includes all the members of the CAC along with representatives from each of the ~~eight~~ cities participating in the County's Urban County Entitlement Program. The CPC held a noticed public hearing in October 2024 to provide recommendations and receive public comment on areas of concern that should be considered during preparation of the 2025-2029 Consolidated Plan, including the 2025-26 Action Plan.

The McKinney-Vento Homeless Assistance Act requires the local Continuum of Care to be consulted in determining allocation of ESG funds. The County's Department of Social Services works in close partnership with the Fresno Madera Continuum of Care (FMCoC) to determine ESG funding allocations. The funding plans are developed in coordination with the availability of other funding in the continuum and are presented to both the FMCoC Board of Directors and General Membership prior to being published for public comment and presented to the County Board of Supervisors. All public comments received are presented to the Board of Supervisors for consideration. The Board is then responsible for

acting on the recommendations and approving the 5-Year Consolidated Plan and the Year 1 Annual Action Plan.

Additionally, the County's staff from the Department of Public Works and Planning and the Department of Social Services consulted with individuals and agencies with whom they collaborate in implementing their CDBG, HOME, and ESG programs. Those included the Fresno County Housing Authority, the FMCoC, special districts, and other community partners.

5. Summary of public comments

~~This is a draft document presented for public comment. As of the date of the draft's publication, the County has not received comments on the draft document. This section will be later revised to summarize public comments received.~~

~~*Please see the appendix for a summary of public comments received.*~~

6. Summary of comments or views not accepted and the reasons for not accepting them

~~This is a draft document presented for public comment. As of the draft's publication July 25, 2025, no comments or views were have been submitted and not accepted. ~~The County will make every effort to address all comments received for the draft Consolidated Plan.~~~~

7. Summary

The County will utilize its annual allocations of Community Development Block Grant (CDBG), HOME Investment Partnerships Grant (HOME), and Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Urban Development to carry out a variety of eligible programs and activities over the five-year consolidated planning period, Federal Program Years 2025-2029 (which ~~runs~~run July 1, 2025 to June 30, 2030), to address the priority needs identified in the this document's Strategic Plan. The County and its partners consider these programs and activities to be the best utilization of these limited grant funds to meet the ongoing needs within the Urban County ~~program~~-area related to affordable housing, community development, and homelessness.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	FRESNO COUNTY	Department of Public Works & Planning, Community Development Division
HOME Administrator	FRESNO COUNTY	Department of Public Works & Planning, Community Development Division
ESG Administrator	FRESNO COUNTY	Department of Social Services

Table 1 – Responsible Agencies

Narrative

The County of Fresno Department of Public Works and Planning (PWP), Community Development Division is the lead entity for the U.S. Department of Housing and Urban Development (HUD) entitlement grant programs. PWP administers the CDBG and HOME programs, while the County's Department of Social Services (DSS) administers the ESG program.

During the preparation of the 2025-2029 Consolidated Plan, PWP and DSS collaborated with the County Administrative Office, the Department of Behavioral Health, and the Department of Public Health. Jointly, PWP and DSS are responsible in subsequent years for the preparation of the Annual Action Plans and Consolidated Annual Performance Evaluation Report (CAPER).

Consolidated Plan Public Contact Information

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Consolidated Plan

FRESNO COUNTY

8

Draft for ~~Public Comment~~ Approval by County's Board of Supervisors – 2025-2029

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Consultation with key entities is a major component of preparing to create the Consolidated Plan. These entities are leaders in the spheres of housing, public housing, health, child welfare, education, employment, fair housing, broadband access, land and water management, emergency management, business leaders, civic leaders, and those who provide services to children, elderly, unhoused populations, persons living with disabilities, persons with HIV/AIDS, and survivors of domestic violence.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Fresno County Department of Public Works and Planning Community Development Division (~~Comm Dev~~) is the lead agency preparing the Consolidated Plan. ~~Comm Dev~~The Division partnered with the Fresno County Administrative Office (CAO) and Fresno County Department of Social Services (DSS), who in turn consulted with the Fresno County Department of Behavioral Health (DBH) for the mental health components of the Consolidated Plan.

The County of Fresno regularly meets with the Housing Authority of Fresno County (HAFC) to coordinate on the alignment of public housing with available resident supports through governmental and private health and services agencies. This includes coordinating on the implementation of tenant- and project-based vouchers for supportive services housing projects administered through DBH, ensuring stable housing for households with acute mental health service needs. As one of the few public housing authorities that also operates as a housing developer, HAFC is a critical partner in maintaining public and assisted housing capacity.

Fresno County has representation on the FMCoC through the DSS, the County of Fresno Department of Behavioral Health (DBH), and the CAO. As the primary social service agency in the community, DSS is actively involved in serving ~~marginalized and unrepresented~~ families and individuals in need of public assistance through numerous social services programs. Both DSS and DBH play an important role in the coordination between agencies by actively participating in the Fresno Madera Continuum of Care (FMCoC) meetings and subcommittees as well as facilitating meetings and planning efforts for funding and services across the continuum.

ESG funding is integrated into the overall plans to serve the homeless community. The County has a close partnership with the FMCoC and serves as the Administrative Entity (AE) for several State grants awarded to the FMCoC, including the Homeless Housing, Assistance and Prevention (HHAP) Rounds 1-6.

In its role as the AE, the County of Fresno DSS provides grant oversight and administration for these funding sources, including developing and procuring services in coordination with the FMCoC.

Through FMCoC membership, there is the opportunity to build and enhance relationships with various organizations and agencies that may otherwise be out of reach. With the continued expansion of the CoC membership, the FMCoC can receive input from local housing developers, as well as partnering providers, including hospitals and managed care plans (MCP).

Members of the FMCoC Board of Directors and cross-jurisdictional partners are collaborating with CalViva Health and Anthem Blue Cross to utilize funding awarded through the Housing and Homelessness Incentive Program (HHIP). To build consensus around the proposed strategies and gain community input for the HHIP County Local Homelessness Plan, MCPs jointly met with members of the FMCoC and presented proposed strategies at CoC meetings and stakeholder forums. This allowed for engagement with multiple community stakeholders including government representatives, social service and housing agencies, and community providers. As the funds are being used, the partner entities meet regularly to provide updates and address questions or adjust plans as needed.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The FMCoC membership is established consistent with 24 CFR 578.5 (B), with representation from government, homeless service providers, emergency response, health care, housing providers, business community, faith community, and homeless/formerly homeless persons. The FMCoC not only focuses on enhanced cooperation and collaboration, but makes regional funding decisions and recommendations for federal, state, and local funds. Funding decisions are aligned with improving system performance with a strong focus on reducing the length of time households experience homelessness and facilitating more placements into permanent housing. The County is an active member of the FMCoC, with DSS and the CAO serving on the Board of Directors as the Chair and Regional Representative respectively. As active members on the Board of Directors, the County participates in the larger strategy to end homelessness in the Fresno/Madera region. Representatives of the County of Fresno and the FMCoC participate in a number of subcommittees which include Coordinated Entry System (CES), HMIS, Leadership and also attend weekly CES Community Coordinator office hours. All County homelessness activities are coordinated with the FMCoC. The FMCoC meets regularly through monthly meetings where members can discuss challenges facing our homeless populations and developing strategies to overcome those challenges.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The County of Fresno consults and coordinates with the FMCoC regarding ESG allocations, performance standards, evaluation, and HMIS policies and procedures. HMIS data on the homeless served in the continuum, as well as outcomes from various programs is shared at the FMCoC General Membership meetings. As funding for homelessness is allocated, members of the FMCoC Board and the General Membership meet to assess the need for services and develop integrated funding plans that maximize available funding and fill gaps in service delivery. The FMCoC partners with Homebase, a nonprofit public interest law firm dedicated to homelessness; to provide recommendations and input regarding FMCoC policies and procedures, the use and coordination of HMIS data, and the evaluation of CoC programs including ESG.

The County of Fresno and FMCoC are committed to improving the quality of data collected and shared in the ~~CoC's~~CoC's HMIS. The Fresno Housing Authority, which serves as the ~~CoC's~~CoC's lead HMIS agency, provides training and technical assistance to anyone using the HMIS for the CES needing assistance with entering complete and accurate data, and may recommend and/or require technical assistance for service providers who receive a low score on automated data quality reports. All HHAP and ESG funded programs report client data into HMIS to further strengthen data and information sharing between regional co-applicants.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Draft for ~~Public Comment~~Approval by County's Board of Supervisors – 2025-2029

~~(table appears on the next page)~~

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for
Fresno County, Department of Social Services	<ul style="list-style-type: none"> Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless Child Welfare Agency Publicly Funded Institution/System of Care Grantee Department 	<ul style="list-style-type: none"> Homelessness Strategy Homeless Needs- Chronically homeless Homeless Needs- Families with children Homelessness Needs- Veterans Homelessness Needs- Unaccompanied youth 	<p>Fresno County's Department of Social Services administers the ESG program and provided responses to sections regarding homelessness within the jurisdiction. This information was used to develop recommendations for the plan. The Department continues to work with the FMCoC to ensure that the services administered by the County, City, and the FMCoC are coordinated to develop a cohesive strategy for the community.</p>
Fresno County, Department of Behavioral Health	<ul style="list-style-type: none"> Services-Health Health Agency Publicly Funded Institution/System of Care Grantee Department 	<ul style="list-style-type: none"> Homelessness Needs- Chronically homeless Non-Homeless Special Needs 	<p>The Department of Behavioral Health was consulted regarding mental health needs related to homelessness and has provided responses to sections of regarding the same. The Department of Social Services works closely with the Department of Behavioral Health regarding these efforts.</p>

<p>Fresno County, Department of Public Health</p>	<p>Services-Health -Health Agency -Grantee Department</p>	<p>Lead-Based Paint Strategy</p>	<p>The Department of Public Health was consulted regarding lead-based paint abatement. The Department of Public Works & Planning works closely with the Department of Public Health regarding these efforts.</p>
<p>City of Fresno</p>	<p>Housing -Services-Housing -Services-Children -Services-Elderly Persons -Services-Persons with Disabilities -Services-Persons with HIV/AIDS -Services- Victims/Survivors of Domestic Violence or Human Trafficking -Services-Homeless/ Unhoused Persons -Services-Victims -Agency-Publicly Funded Institution/System of Care -Other Government- Local</p>	<p>Housing Needs Assessment -Homelessness Needs- Chronically homeless -Homelessness Needs- Families with children -Homelessness Needs- Unaccompanied youth</p>	<p>County staff coordinates with the City of Fresno on a regular basis, and also provided an online survey created to gather information on the responsibilities and specific challenges facing partnering agencies. Relevant sections were reviewed by City staff who provided feedback on the areas of their expertise, which will be used to further guide the County's coordination with the City and other agencies going forward.</p>

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<p>Fresno Housing Authority</p>	<p>Housing Public Housing (i.e. Housing Authority of the County of Fresno / Housing Authority of the City of Fresno) Services Housing Services Children Services Elderly Persons Services Persons with Disabilities Services Homeless / Unhoused Persons Other Government County Grantee Department</p>	<p>Housing Needs Assessment Public Housing Needs Homelessness Needs Chronically homeless Homelessness Needs Families with children Homelessness Needs Veterans Homelessness Needs Unaccompanied youth Homelessness Strategy</p>	<p>County staff contacted Fresno Housing Authority with an online survey created to gather information on the specialties and specific challenges facing public housing and its services. Relevant sections were reviewed and FHA provided feedback to help guide the County's coordination going forward.</p>
<p>Fresno Madera Area Agency on Aging</p>	<p>Services Elderly Persons Services Persons with Disabilities Services Narrowing the Digital Divide Other Government County Other Government Local</p>	<p>Public Housing Needs Homelessness Strategy Non Homeless Special Needs (including persons with disabilities)</p>	<p>County staff contacted FMAAA with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and FMAAA provided feedback to help guide the County's coordination going forward.</p>

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<p>Kerman Police Department</p>	<p>Other Government—Local</p>	<p>Housing Needs Assessment -Public Housing Needs -Homelessness Needs—Chronically homeless -Homelessness Needs—Families with children -Homelessness Needs—Veterans -Homelessness Needs—Unaccompanied youth -Homelessness Strategy -Non Homeless Special Needs (including persons with disabilities) -Anti Poverty Strategy</p>	<p>County staff contacted Kerman PD with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and Kerman PD provided feedback to help guide the County's coordination going forward.</p>
<p>Alliance for Medical Outreach and Relief</p>	<p>Services—Children Services—Elderly Persons Services—Persons with Disabilities Services—Health Services—Education Foundation Non-Profit/Community Based Organization/ Neighborhood Organization</p>	<p>Housing Needs Assessment</p>	<p>County staff contacted the Alliance for Medical Outreach and Relief with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and the Alliance provided feedback to help guide the County's coordination going forward.</p>

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<p>Central Valley Regional Center</p>	<p>Housing Services—Housing Services—Children Services—Elderly Persons Services—Persons with Disabilities Services—Persons with HIV/AIDS Services—Homeless/ Unhoused Persons Services—Health Services—Education Services—Employment Regional Organization</p>	<p>Housing Needs Assessment Non Homeless Special Needs (including persons with disabilities)</p>	<p>County staff contacted Central Valley Regional Center with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and CVRC provided feedback to help guide the County's coordination going forward.</p>
<p>Cultural Brokers, Inc.</p>	<p>Services—Children Agency—Child Welfare Agency Non-Profit/ Community Based Organization/ Neighborhood Organization advocacy services and support for families navigating the child welfare system</p>	<p>Housing Needs Assessment Homelessness Needs— Families with children Homelessness Strategy Economic Development Anti-Poverty Strategy</p>	<p>County staff contacted Cultural Brokers, Inc. with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and CB provided feedback to help guide the County's coordination going forward.</p>

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<p>CVRCS Corp DBA Connect the Valley</p>	<p>Non-Profit / Community- Based Organization / Neighborhood Organization</p>	<p>Housing Needs Assessment -Homelessness Needs- Veterans -Homelessness Needs- Unaccompanied youth -Economic Development -Anti-Poverty Strategy</p>	<p>County staff contacted CVRCS Corp DBA Connect the Valley with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and CVRCS provided feedback to help guide the County's coordination going forward.</p>
<p>Downtown Fresno Partnership</p>	<p>Non-Profit / Community- Based Organization / Neighborhood Organization</p>	<p>Homelessness Strategy</p>	<p>County staff contacted Downtown Fresno Partnership with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and Partnership provided feedback to help guide the County's coordination going forward.</p>

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<p>Fresno County Probation James Rowland Crime Victim Assistance Center</p>	<p>Services—Victims/Survivors of Domestic Violence or Human Trafficking Services—Victims Other Government—County</p>	<p>Housing Needs Assessment Public Housing Needs Homelessness Needs—Families with children</p>	<p>County staff contacted Fresno County Probation with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and Probation provided feedback to help guide the County's coordination going forward.</p>
<p>Goodwill Industries of San Joaquin Valley, Inc.</p>	<p>Services—Employment</p>	<p>Housing Needs Assessment Public Housing Needs Homelessness Needs—Chronically homeless Homelessness Needs—Families with children Homelessness Needs—Veterans Homelessness Needs—Unaccompanied youth Economic Development</p>	<p>County staff contacted Goodwill with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and Goodwill provided feedback to help guide the County's coordination going forward.</p>

Draft for ~~Public Comment~~ Approval by County's Board of Supervisors – 2025-2029

<p>Habitat for Humanity Greater Fresno Area</p>	<p>Housing -Services—Persons with Disabilities -Services—Fair Housing -Non-Profit / Community Based Organization / Neighborhood Organization</p>	<p>Market Analysis & Fair Housing -Anti-Poverty Strategy -Home Ownership</p>	<p>County staff contacted H4H with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and H4H provided feedback to help guide the County's coordination going forward.</p>
<p>The Fresno Center</p>	<p>Non-Profit / Community- Based Organization / Neighborhood Organization</p>	<p>Market Analysis & Fair Housing -Economic Development -CDBG</p>	<p>County staff contacted The Fresno Center with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed, and The Fresno Center provided feedback to help guide the County's coordination going forward.</p>

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<p>The Light House Recovery Program Inc.</p>	<p>Non-Profit / Community-Based Organization / Neighborhood Organization -substance abuse/mental health provider</p>	<p>Homelessness Needs— Chronically homeless</p>	<p>County staff contacted Light House Recovery with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed, and Light House Recovery provided feedback to help guide the County's coordination going forward.</p>
<p>Valley Dream Center Community Development Corp.</p>	<p>Non-Profit / Community-Based Organization / Neighborhood Organization</p>	<p>Housing Needs Assessment -Public Housing Needs -Homelessness Needs— Chronically homeless -Economic Development</p>	<p>County staff contacted VDCCD with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and VDCCD provided feedback to help guide the County's coordination going forward.</p>

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<p>Housing and Community Development-Citizens Advisory Committee (CAC)</p>	<p>Business and Civic Leaders -Community Members -Neighborhood Organization</p>	<p>Housing Needs Assessment -Economic Development -Anti-Poverty Strategy</p>	<p>The Citizens Advisory Committee consists of 19 citizen members, appointed to the Committee by the Fresno County Board of Supervisors, to annually review applications for CDBG funds for public facility and infrastructure improvements, and score the projects submitted. Based on the scoring by the Committee, County staff prepares a draft funding order list for unincorporated area infrastructure improvements, which is recommended by the Committee to the Board of Supervisors.</p>
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<p>Consolidated Plan Committee</p>	<p>Other Government Local -Business Leaders -Community Members</p>	<p>Housing Needs Assessment -Economic Development -Market Analysis -Anti Poverty Strategy</p>	<p>The Consolidated Plan Committee consists of the members of the Housing and Community Development Citizens Advisory Committee, and representatives from each of the six participating cities in the Urban County program. The Committee holds a public hearing annually to provide comments on community needs and the preparation of the Consolidated Plan and/or Annual Action Plan, to provide comments and allow members of the public to provide comments, and to recommend approval of the Plan by the Fresno County Board of Supervisors.</p>
<p>Fresno County, Department of Public Works & Planning, Water & Natural Resources</p>	<p>Agency – Management of Public Land or Water Resources Agency – Emergency Management Agency – Managing Flood Prone Areas</p>	<p>Housing Need Assessment</p>	<p>Staff and management within the Water & Natural Resources Division provide periodic updates on issues related to groundwater sustainability, fire and flood emergency management, and public lands and associated impacts on housing development</p>

Draft for ~~Public Comment~~ Approval by County's Board of Supervisors – 2025-2029

State of California, Housing and Community Development	Other government—State	Housing Need Assessment Public Housing Needs Homeless Needs—Families with children	Staff periodically consult with California HCD regarding affordable housing, public housing, homeless and supportive housing
National Association for County Community and Economic Development (NACCED)	Planning organization	Other—Community Development	County regularly participates in online discussions, case study analysis, and trainings regarding housing, community development, and economic development
US Department of Housing and Urban Development	Other government—Federal	Other—Community Development Housing Need Assessment Economic Development	County staff meet monthly with our assigned HUD field representative regarding all HUD-funded programs, as well as related state and other federal programs related to existing HUD programs.
California Department of Forestry and Fire Protection, Fresno County Fire Protection District	Agency—Emergency Management	Other—Emergency Management and Climate Resilience	County staff work with CalFire staff on CDBG funded fire protection projects, and discuss the different firefighting needs by the various specific characteristics of topography, existing infrastructure, and geography

North Central Fire Protection District	Agency—Emergency Management	Other—Emergency Management and Climate Resilience	County staff work regularly with NCFPD staff on CDBG funded fire protection projects, and discuss the different firefighting needs by the various specific characteristics of topography, existing infrastructure, and geography
AT&T	Services—Broadband Internet Service Providers	Other—Broadband Internet Access	County staff consulted with broadband ISPs with the aim of expanding access to broadband internet services for rural and low income households.
Frontier Internet	Services—Broadband Internet Service Providers	Other—Broadband Internet Access	County staff consulted with broadband ISPs with the aim of expanding access to broadband internet services for rural and low income households.
UnWired Broadband	Services—Broadband Internet Service Providers	Other—Broadband Internet Access	County staff consulted with broadband ISPs with the aim of expanding access to broadband internet services for rural and low income households.
Fresno County Office of Education (FCOE)	Services—Education	Homeless Needs—Families with children	County staff consulted with FCOE regarding status of students experiencing homelessness

Table 2 – Agencies, groups, organizations who participated

<u>1</u>	<u>Agency/Group/Organization</u>	<u>County of Fresno Department of Social Services</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Children</u> <u>Services-Elderly Persons</u> <u>Services-Persons with Disabilities</u> <u>Services-Victims of Domestic Violence</u> <u>Services-homeless</u> <u>Services-Employment</u> <u>Child Welfare Agency</u> <u>Grantee Department</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Homelessness Strategy</u> <u>Homeless Needs - Chronically homeless</u> <u>Homeless Needs - Families with children</u> <u>Homelessness Needs - Veterans</u> <u>Homelessness Needs - Unaccompanied youth</u> <u>Non-Homeless Special Needs</u> <u>Economic Development</u> <u>Anti-poverty Strategy</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>Fresno County's Department of Social Services administers the ESG program and provided responses to sections regarding homelessness within the jurisdiction. This information was used to develop recommendations for the plan. The Department continues to work with the FMCoC to ensure that the services administered by the County, City, and the FMCoC are coordinated to develop a cohesive strategy for the community.</u>
<u>2</u>	<u>Agency/Group/Organization</u>	<u>County of Fresno, Department of Behavioral Health</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Health</u> <u>Health Agency</u> <u>Publicly Funded Institution/System of Care</u> <u>Grantee Department</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Homeless Needs - Chronically homeless</u> <u>Non-Homeless Special Needs</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>The Department of Behavioral Health was consulted regarding mental health needs related to homelessness and has provided responses to sections of regarding the same. The Department of Social Services works closely with the Department of Behavioral Health regarding these efforts.</u>

3	<u>Agency/Group/Organization</u>	<u>Fresno County, Department of Public Health</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Health</u> <u>Health Agency</u> <u>Grantee Department</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Lead-based Paint Strategy</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>The Department of Public Health was consulted regarding lead-based paint abatement. The Department of Public Works & Planning works closely with the Department of Public Health regarding these efforts.</u>
4	<u>Agency/Group/Organization</u>	<u>City of Fresno</u>
	<u>Agency/Group/Organization Type</u>	<u>Housing</u> <u>Services - Housing</u> <u>Services-Children</u> <u>Services-Elderly Persons</u> <u>Services-Persons with Disabilities</u> <u>Services-Persons with HIV/AIDS</u> <u>Services-Victims of Domestic Violence</u> <u>Services-homeless</u> <u>Services - Victims</u> <u>Publicly Funded Institution/System of Care</u> <u>Other government - Local</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u> <u>Homeless Needs - Chronically homeless</u> <u>Homeless Needs - Families with children</u> <u>Homelessness Needs - Unaccompanied youth</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff coordinates with the City of Fresno on a regular basis, and also provided an online survey created to gather information on the responsibilities and specific challenges facing partnering agencies. Relevant sections were reviewed by City staff who provided feedback on the areas of their expertise, which will be used to further guide the County's coordination with the City and other agencies going forward.</u>

5	<u>Agency/Group/Organization</u>	<u>Housing Authority of the County of Fresno</u>
	<u>Agency/Group/Organization Type</u>	<u>Housing</u> <u>PHA</u> <u>Services - Housing</u> <u>Services-Children</u> <u>Services-Elderly Persons</u> <u>Services-Persons with Disabilities</u> <u>Services-homeless</u> <u>Other government - County</u> <u>Grantee Department</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u> <u>Public Housing Needs</u> <u>Homelessness Strategy</u> <u>Homeless Needs - Chronically homeless</u> <u>Homeless Needs - Families with children</u> <u>Homelessness Needs - Veterans</u> <u>Homelessness Needs - Unaccompanied youth</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted Fresno Housing Authority with an online survey created to gather information on the specialties and specific challenges facing public housing and its services. Relevant sections were reviewed and FHA provided feedback to help guide the County's coordination going forward.</u>
6	<u>Agency/Group/Organization</u>	<u>Fresno Madera Agency on Aging</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Elderly Persons</u> <u>Services-Persons with Disabilities</u> <u>Services - Narrowing the Digital Divide</u> <u>Other government - County</u> <u>Other government - Local</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Public Housing Needs</u> <u>Homelessness Strategy</u> <u>Non-Homeless Special Needs</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted FMAAA with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and FMAAA provided feedback to help guide the County's coordination going forward.</u>

7	<u>Agency/Group/Organization</u>	<u>Kerman Police Department</u>
	<u>Agency/Group/Organization Type</u>	<u>Other government - Local</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u> <u>Public Housing Needs</u> <u>Homelessness Strategy</u> <u>Homeless Needs - Chronically homeless</u> <u>Homeless Needs - Families with children</u> <u>Homelessness Needs - Veterans</u> <u>Homelessness Needs - Unaccompanied youth</u> <u>Non-Homeless Special Needs</u> <u>Anti-poverty Strategy</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted Kerman PD with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and Kerman PD provided feedback to help guide the County's coordination going forward.</u>
8	<u>Agency/Group/Organization</u>	<u>Alliance for Medical Outreach and Relief</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Children</u> <u>Services-Elderly Persons</u> <u>Services-Persons with Disabilities</u> <u>Services-Health</u> <u>Services-Education</u> <u>Foundation</u> <u>Neighborhood Organization</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted the Alliance for Medical Outreach and Relief with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and the Alliance provided feedback to help guide the County's coordination going forward.</u>

9	<u>Agency/Group/Organization</u>	<u>Central Valley Regional Center</u>
	<u>Agency/Group/Organization Type</u>	<u>Housing</u> <u>Services - Housing</u> <u>Services-Children</u> <u>Services-Elderly Persons</u> <u>Services-Persons with Disabilities</u> <u>Services-Persons with HIV/AIDS</u> <u>Services-homeless</u> <u>Services-Health</u> <u>Services-Education</u> <u>Services-Employment</u> <u>Regional organization</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u> <u>Non-Homeless Special Needs</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted Central Valley Regional Center with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and CVRC provided feedback to help guide the County's coordination going forward.</u>
10	<u>Agency/Group/Organization</u>	<u>Cultural Brokers, Inc.</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Children</u> <u>Child Welfare Agency</u> <u>Neighborhood Organization</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u> <u>Homelessness Strategy</u> <u>Homeless Needs - Families with children</u> <u>Economic Development</u> <u>Anti-poverty Strategy</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted Cultural Brokers, Inc. with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and CB provided feedback to help guide the County's coordination going forward.</u>

<u>11</u>	<u>Agency/Group/Organization</u>	<u>CVRCS Corp dba Connect the Valley</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Education</u> <u>Services-Employment</u> <u>Neighborhood Organization</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Homelessness Needs - Veterans</u> <u>Homelessness Needs - Unaccompanied youth</u> <u>Economic Development</u> <u>Anti-poverty Strategy</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted CVRCS Corp DBA Connect the Valley with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and CVRCS provided feedback to help guide the County's coordination going forward.</u>
<u>12</u>	<u>Agency/Group/Organization</u>	<u>Downtown Fresno Partnership</u>
	<u>Agency/Group/Organization Type</u>	<u>Business Leaders</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Homelessness Strategy</u> <u>Homeless Needs - Chronically homeless</u> <u>Homeless Needs - Families with children</u> <u>Homelessness Needs - Veterans</u> <u>Homelessness Needs - Unaccompanied youth</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted Downtown Fresno Partnership with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and Partnership provided feedback to help guide the County's coordination going forward.</u>
<u>13</u>	<u>Agency/Group/Organization</u>	<u>Fresno County Probation- James Rowland Crime Victim Assistance Center</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Victims of Domestic Violence</u> <u>Services - Victims</u> <u>Other government - County</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u> <u>Public Housing Needs</u> <u>Homeless Needs - Families with children</u>

	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted Fresno County Probation with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and Probation provided feedback to help guide the County's coordination going forward.</u>
14	<u>Agency/Group/Organization</u>	<u>State of California Housing and Community Development</u>
	<u>Agency/Group/Organization Type</u>	<u>Other government - State</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment Public Housing Needs Homeless Needs - Families with children</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>Staff periodically consult with California HCD regarding affordable housing, public housing, homeless and supportive housing</u>
15	<u>Agency/Group/Organization</u>	<u>National Association for County Community and Economic Development (NACCED)</u>
	<u>Agency/Group/Organization Type</u>	<u>Planning organization</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Community Development</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County regularly participates in online discussions, case study analysis, and trainings regarding housing, community development, and economic development</u>
16	<u>Agency/Group/Organization</u>	<u>U.S. Department of Housing and Urban Development, San Francisco Regional Field Office</u>
	<u>Agency/Group/Organization Type</u>	<u>Other government - Federal</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment Economic Development Community Development</u>

	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff meet monthly with our assigned HUD field representative regarding all HUD funded programs, as well as related state and other federal programs related to existing HUD programs.</u>
<u>17</u>	<u>Agency/Group/Organization</u>	<u>Fresno Madera Continuum of Care</u>
	<u>Agency/Group/Organization Type</u>	<u>Housing</u> <u>Services - Housing</u> <u>Services-Elderly Persons</u> <u>Services-Persons with Disabilities</u> <u>Services-Persons with HIV/AIDS</u> <u>Services-Victims of Domestic Violence</u> <u>Services-homeless</u> <u>Services-Health</u> <u>Service-Fair Housing</u> <u>Services - Victims</u> <u>Regional organization</u> <u>Planning organization</u> <u>Business Leaders</u> <u>Civic Leaders</u> <u>Business and Civic Leaders</u> <u>CoC</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Homelessness Strategy</u> <u>Homeless Needs - Chronically homeless</u> <u>Homeless Needs - Families with children</u> <u>Homelessness Needs - Veterans</u> <u>Homelessness Needs - Unaccompanied youth</u> <u>HOPWA Strategy</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>The Consolidated Plan was discussed with the Fresno-Madera Continuum of Care (FMCoC) at the general membership meeting on 6/12/2025. Member organizations were invited to complete the Services Provider survey, with many responding. The County will continue to coordinate housing and homelessness efforts in alignment with the FMCoC. The County also connected a local fair housing organization to the FMCoC and is anticipating on seeing closer coordination between the two entities.</u>

18	<u>Agency/Group/Organization</u>	<u>unWired Broadband</u>
	<u>Agency/Group/Organization Type</u>	<u>Services - Broadband Internet Service Providers</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Broadband Internet Access</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff consulted with broadband ISPs with the aim of expanding access to broadband internet services for rural and low-income households.</u>
19	<u>Agency/Group/Organization</u>	<u>Fresno County Office of Education</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Education</u> <u>Other government - County</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Homeless Needs - Families with children</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff consulted with FCOE regarding status of students experiencing homelessness</u>
20	<u>Agency/Group/Organization</u>	<u>Fresno County, Department of Public Works & Planning, Water & Natural Resources</u>
	<u>Agency/Group/Organization Type</u>	<u>Agency - Managing Flood Prone Areas</u> <u>Agency - Management of Public Land or Water Resources</u> <u>Agency - Emergency Management</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u> <u>emergency management</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>Staff and management within the Water & Natural Resources Division provide periodic updates on issues related to groundwater sustainability, fire and flood emergency management, and public lands and associated impacts on housing development</u>

21	<u>Agency/Group/Organization</u>	<u>Housing and Community Development Citizens Advisory Committee</u>
	<u>Agency/Group/Organization Type</u>	<u>Business and Civic Leaders community members Neighborhood Organization</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment Economic Development Anti-poverty Strategy</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>The Citizens Advisory Committee consists of 19 citizen members, appointed to the Committee by the Fresno County Board of Supervisors, to annually review applications for CDBG funds for public facility and infrastructure improvements, and score the projects submitted. Based on the scoring by the Committee, County staff prepares a draft funding order list for unincorporated area infrastructure improvements, which is recommended by the Committee to the Board of Supervisors.</u>
22	<u>Agency/Group/Organization</u>	<u>Consolidated Plan Committee</u>
	<u>Agency/Group/Organization Type</u>	<u>Other government - Local Business and Civic Leaders</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>The Consolidated Plan Committee consists of the members of the Housing and Community Development Citizens Advisory Committee, and representatives from each of the six participating cities in the Urban County program. The Committee holds a public hearing annually to provide comments on community needs and the preparation of the Consolidated Plan and/or Annual Action Plan, to provide comments and allow members of the public to provide comments, and to recommend approval of the Plan by the Fresno County Board of Supervisors.</u>

23	<u>Agency/Group/Organization</u>	<u>Goodwill Industries of San Joaquin Valley, Inc.</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Employment</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u> <u>Public Housing Needs</u> <u>Homeless Needs - Chronically homeless</u> <u>Homeless Needs - Families with children</u> <u>Homelessness Needs - Veterans</u> <u>Homelessness Needs - Unaccompanied youth</u> <u>Economic Development</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted Goodwill with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and Goodwill provided feedback to help guide the County's coordination going forward.</u>
24	<u>Agency/Group/Organization</u>	<u>Habitat for Humanity Greater Fresno Area</u>
	<u>Agency/Group/Organization Type</u>	<u>Housing</u> <u>Services-Persons with Disabilities</u> <u>Service-Fair Housing</u> <u>Neighborhood Organization</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Market Analysis</u> <u>Anti-poverty Strategy</u> <u>Home Ownership</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted H4H with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and H4H provided feedback to help guide the County's coordination going forward.</u>
25	<u>Agency/Group/Organization</u>	<u>The Fresno Center</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Education</u> <u>Services-Employment</u> <u>Business Leaders</u> <u>Civic Leaders</u> <u>Business and Civic Leaders</u> <u>Neighborhood Organization</u>

	<u>What section of the Plan was addressed by Consultation?</u>	<u>Economic Development</u> <u>Market Analysis</u> <u>CDBG</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted The Fresno Center with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed, and The Fresno Center provided feedback to help guide the County's coordination going forward.</u>
26	<u>Agency/Group/Organization</u>	<u>The Light House Recovery Program Inc.</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-Health</u> <u>Services-Education</u> <u>Neighborhood Organization</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Homeless Needs - Chronically homeless</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted Light House Recovery with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed, and Light House Recovery provided feedback to help guide the County's coordination going forward.</u>
27	<u>Agency/Group/Organization</u>	<u>Valley Dream Center Community Development Corp.</u>
	<u>Agency/Group/Organization Type</u>	<u>Services-homeless</u> <u>Services-Education</u> <u>Business Leaders</u> <u>Civic Leaders</u> <u>Business and Civic Leaders</u> <u>Neighborhood Organization</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u> <u>Public Housing Needs</u> <u>Homeless Needs - Chronically homeless</u> <u>Economic Development</u>

	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff contacted VDCCD with an online survey created to gather information on the specialties and specific challenges facing partnering agencies and non-profits. Relevant sections were reviewed and VDCCD provided feedback to help guide the County's coordination going forward.</u>
29	<u>Agency/Group/Organization</u>	<u>AT&T</u>
	<u>Agency/Group/Organization Type</u>	<u>Services - Broadband Internet Service Providers</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Broadband Internet Access</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>County staff consulted with broadband ISPs with the aim of expanding access to broadband internet services for rural and low-income households.</u>
30	<u>Agency/Group/Organization</u>	<u>Fair Housing Council of Central California</u>
	<u>Agency/Group/Organization Type</u>	<u>Service-Fair Housing</u>
	<u>What section of the Plan was addressed by Consultation?</u>	<u>Housing Need Assessment</u>
	<u>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</u>	<u>The County met virtually with leadership from the Fair Housing Council to discuss challenges and barriers experienced in the County. The County facilitated the connection of the agency with the FMCoC to ensure that FMCoC member entities can benefit from the experience and resources the agency offers.</u>

Identify any Agency Types not consulted and provide rationale for not consulting

~~None.~~ There were no agency types not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Fresno Madera Continuum of Care	The goals of the Counties of Fresno and Madera, the City of Fresno, and the FMCoC are all considered in preparing the plan for ESG funding to ensure funding is used effectively and gaps in services are addressed.
County <u>Co.</u> of Fresno General <u>Gen</u> Plan & 6th Cycle Housing Element	County of Fresno	The Affordable Housing goals in the plan overlap with the overall housing goals of Fresno County, as outlined in the Fresno County Housing Element.
Permanent Local Housing Allocation 5-Year Plan	County of Fresno	<u>The County's Permanent Local Housing Allocation funds from the State can be used in much the same fashion as HOME funds, with the ability to fund development of new multi- and single-family homes, make repairs or ADA modifications to homes and rental units, and assist borrowers in purchasing a home. Currently, the County's allocation plan has funded only construction and rehabilitation of multifamily housing, but the County may consider amending the plan to also include downpayment assistance. The PLHA funds can assist up to 120% of the Area Median Income, which increases the likelihood that the funds can successfully support homeownership efforts.</u>
FCOG Regional Housing Needs Allocation Plan	Fresno Council of Governments	<u>The Fresno Council of Governments (Fresno COG) undertakes comprehensive regional planning like the RHNA Plan, provides community members an opportunity to be involved in the planning process, and provides technical services to its members, including all 15 incorporated cities in the county and the unincorporated Fresno County. Each Fresno COG member jurisdiction is represented by a designated elected official on the Policy Board.</u>
Housing Authority of Fresno County Agency Plan	Housing Authority of Fresno County	The Affordable Housing goals in the Strategic Plan overlap with the goals outlined in the Housing Authority of Fresno County's Agency Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Economic Development Strategy (CEDS)	County of Fresno & Fresno County Economic Development Corporation (EDC)	The 2025-2030 plan, currently in development, prioritizes workforce development, housing and infrastructure investment, and quality of life improvement initiatives in alignment with the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The County of Fresno collaborates with all participating cities in the Urban County Entitlement Program for CDBG, HOME, and ESG during the planning and implementation of the Consolidated Plan. The cities meet with the County no less than annually to provide input into the annual plans, and formally participate in the Consolidated Plan Committee, which reviews and approves the Annual Action Plan and Five-Year Consolidated Plan. Additionally, for Consolidated Plan preparation, public meetings were held at each participating ~~City's~~ city council meeting to receive input from the city representatives as well as local citizens and community groups. The participating cities included during the preparation of this Consolidated Plan are: Fowler, Kerman, Kingsburg, Mendota, Orange Cove, Reedley, Sanger, and Selma. Changes to the cities participating in the Urban County Joint Powers Agreement will modify the cities consulted.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

~~{tables begin on next page}~~

Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ <u>Non-targeted/</u> broad community	12 members of the CPC and 16 members of the public in attendance.	Community needs consisted of housing, infrastructure and public facility improvements.	There were no comments not accepted.	

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2	Internet Outreach	<p>Non-targeted/ Non-targeted/ broad Community ty</p> <p><u>community ty</u></p> <p>Community Partners Survey - Housing & Supportive Services</p>	41 survey responses provided	<p>Community needs for members of the following, as identified by housing and supportive services providers: Housing Needs</p> <p>PublicNeedsPublic Housing Needs</p> <p>HomelessnessNeedsHomelessness</p> <p>Needs - Chronically homeless</p> <p>HomelessnesshomelessHomelessness</p> <p>Needs - Families with children</p> <p>HomelessnesschildrenHomelessness</p> <p>Needs - Veterans</p> <p>HomelessnessVeteransHomelessness</p> <p>Needs - Unaccompanied youth</p> <p>HomelessnessStrategy</p>	There were no comments not accepted.	<p>https://www.surveymonkey.com/r/SCYX2W3</p> <p>3</p> <p>https://www.surveymonkey.com/r/SCYX2W3</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>NonyouthHomeless StrategyNon-Homeless Special Needs</p> <p>HOPWANeedsHOPWA Strategy (HIV/AIDS - County is not eligible for HOPWA funds)Market Analysis & Fair Housing</p> <p>Economic Development</p> <p>LeadHousingEconomic DevelopmentLead-Based Paint Strategy</p> <p>AntiStrategyAnti-Poverty Strategy</p>		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/ Non-targeted/ broad Community <u>community</u> Builders and Developers	12 survey responses provided	Needs, issues, and obstacles for the development of affordable housing	There were no comments not accepted.	https://www.surveymonkey.com/r/D2SLMG https://www.surveymonkey.com/r/D2SLMGR

4	<p><u>Internet Outreach In-Person distribution of survey flyers</u></p>	<p>Non-targeted/broad community <u>Non-English Speaking - Specify other language: Spanish</u> <u>Non-targeted/broad community</u></p>	<p>271 survey responses provided: Auberry/ Tollhouse/Prather 9, Biola 7, Calwa 4, Cantua Creek 1 ,Caruthers 13 Unincorporated County Island within the City of Clovis 1, Del Rey 1, Easton 8, Unincorporated County Island within the City of Fresno, 17, Fowler 7, Friant 1, Kerman 6, Kingsburg, 6, Laton 1, Malaga 1, Mendota 20, Orange Cove 2, Raisin City 5, Reedley 8, Riverdale 13, Sanger 36, Selma 16, Yokuts Valley / Squaw Valley / Dunlap 2, Other unincorporated Fresno County community 10</p>	<p>Community needs consisted of housing, infrastructure and public facility improvements.</p>	<p>There were no comments not accepted.</p>	<p>https://www.surveymonkey.com/r/KQR98TD</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Non 10 Non-participating cities: 76			
5	Public Meeting	Non-targeted Non-targeted/ broad Community Community of Laton, Lanare, and Riverdale	17 members of the public were in attendance <u>in Laton</u> . 7 County staff were in attendance, and provided information and literature on various County programs.	Community needs consisted of housing, infrastructure and public facility improvements.	There were no comments not accepted.	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

~~The goals of the Consolidated Plan represent high-priority needs for. Before the County of Fresno and serve as the basis for the programs and can identify strategic planning activities the County will implement, staff must first undertake a needs assessment to meet these ensure they are aware of the needs. All of the program activities funded with the County's HUD entitlement grant funds benefit of the low- and moderate-income persons in community.~~

~~HUD facilitates this analysis by prepopulating the Consolidated Plan template with Federal data obtained from the Decennial Census, the American Community Survey (ACS), which is a special annual count that detailed information about individual communities, and a specialized HUD dataset known as the Comprehensive Housing Affordability Strategy (CHAS). The CHAS is a specialized breakdown of data from the eligible areas ACS, with custom tabulations of Fresno the ACS data and a focus on housing problems and affordability. CHAS data focuses on HUD breakdowns of the Area Median Income (AMI), emphasizing datasets for households earning under 30%, 50%, and 80% of the AMI.~~

~~The federal datasets are slow to reflect recent or significant changes in rents or incomes, protecting the long-range planning data from fleeting spikes. This, however, leaves them vulnerable to not reflecting the true needs of the communities. The datasets HUD provides for the Needs Analysis focuses on data obtained from 2016 to 2020, and does not fully capture the needs County staff anticipates seeing over the next five years.~~

~~Overall, the County's residents experience difficulties in repairing their homes, affording rent, and purchasing a home. Public Housing is in generally good repair, but the quantity of public housing units and the number of Housing Choice Vouchers for County- residents falls far below the number of households eligible to receive assistance. Entities supporting solutions to end homelessness coordinate well with each other, though socio-economic factors have led to an increasing homeless population.~~

The specific areas of priority needs are: Housing activities that increase and improve affordable housing for very low and low- to moderate-income households; Community Development activities to improve and sustain livability for low- and moderate-income (LMI) persons in neighborhoods and communities; and Homeless Needs/Non-Homeless Special Needs activities to meet the needs of these two distinct populations.

The needs of these two distinct populations are addressed by the County with activities funded through the Department of Social Services utilizing the Emergency Solutions Grant funds. These activities and

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programs of assistance are closely intertwined with the efforts of the Fresno Madera Continuum of Care, and the Housing Authority of Fresno County.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As identified in the Regional Housing Needs Analysis (6th Cycle) included in the appendix, there is a pervasive need for additional housing across all income levels. Funds for housing repairs and to make rent more affordable are also critical needs.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	285,605	289,505	1%
Households	84,985	86,305	2%
Median Income	\$45,233.00	\$57,109.00	26%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,654	11,718	15,316	8,312	39,290
Small Family Households	3,581	4,216	6,581	3,785	19,785
Large Family Households	1,840	2,809	3,544	1,837	6,267
Household contains at least one person 62-74 years of age	2,720	2,511	3,509	1,841	10,906
Household contains at least one person age 75 or older	2,085	2,141	2,229	1,156	3,606
Households with one or more children 6 years old or younger	2,815	3,250	4,121	1,572	4,417

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				Total
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	172	115	84	8	379	55	54	53	34	196
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	710	260	273	152	1,395	8	98	44	44	194
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	650	1,154	905	545	3,254	158	134	627	338	1,257
Housing cost burden greater than 50% of income (and none of the above problems)	3,986	1,252	440	19	5,697	1,944	1,948	1,258	245	5,395

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	747	2,045	1,889	266	4,947	605	1,228	2,170	1,064	5,067
Zero/negative Income (and none of the above problems)	504	0	0	0	504	513	0	0	0	513

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,541	2,785	1,716	725	10,767	2,175	2,232	1,986	657	7,050
Having none of four housing problems	2,129	3,528	5,078	2,221	12,956	1,822	3,182	6,536	4,703	16,243
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,225	1,979	1,459	5,663	643	1,024	1,530	3,197
Large Related	1,330	1,343	519	3,192	282	697	595	1,574
Elderly	1,598	658	197	2,453	1,432	1,436	1,177	4,045
Other	921	329	326	1,576	345	179	321	845
Total need by income	6,074	4,309	2,501	12,884	2,702	3,336	3,623	9,661

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	733	733	554	585	0	1,139
Large Related	0	0	360	360	278	489	108	875
Elderly	1,225	318	88	1,631	936	763	497	2,196
Other	0	823	92	915	321	0	0	321
Total need by income	1,225	1,141	1,273	3,639	2,089	1,837	605	4,531

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,251	1,204	736	563	3,754	126	204	525	74	929
Multiple, unrelated family households	69	210	416	124	819	40	28	147	322	537

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	40	0	34	4	78	0	0	0	0	0
Total need by income	1,360	1,414	1,186	691	4,651	166	232	672	396	1,466

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

In Fresno County, it is assumed that a large portion of single-family households are elderly households. An estimated 12% of residents in the Fresno County Urban County area are senior citizens (American Community Survey 2011-2015). Elderly households in all income categories and housing tenure (owner/renter) sub-categories were identified as having priority housing needs. These households continue to experience some type of housing problem or “cost burden” (mortgage or rental cost) that absorbs 30% to 50% of their household income.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Domestic violence, dating violence, sexual assault, stalking and human trafficking remain contributing factors to housing instability in the County of Fresno.

Within the project jurisdiction, Marjaree Mason Center (MMC), remains a prominent local provider of domestic violence shelter and support services. Based upon law enforcement reporting records collected and ~~presented~~presented to the public by MMC, within the Urban County area (excluding Fresno City Police Department, Clovis Police Department, and reports taken by non-participating cities), a total of 2,259 domestic violence reports were collected by local law enforcement entities over a two-year period between January 2023 and December 2024. A total of 17,893 domestic violence reports

were taken by all reporting entities throughout the entire County. Each individual report represents one or more impacted families, with the understanding that a significant portion of instances of violence go unreported. (Source: <https://mmcenter.org/domestic-violence-dashboard-last-accessed-May-2025>) (Source: <https://mmcenter.org/domestic-violence-dashboard-last-accessed-May-2025>) Domestic violence within the Urban County area impacted at least 3,683 (75%) females, 1,219 (25%) males, and 16 persons of unknown gender. Of those, 14.5% were minors under the age of 18, 15.7% were aged 18-24, 29.6% were aged 25-34, 23.3% were aged 35-44, 2.1% were 45-54, 14.3% were aged 55+, and 0.5% were of unknown age.

The most-recent report on Human Trafficking in the Central Valley was authored by Fresno Pacific University and ~~released~~released by Fresno Economic Opportunities Commission (EOC) in January 2023, analyzing data collected in 2022. A total of 465 reports were collected across the Central Valley from entities including: Alliance Against Family Violence and Sexual Assault, Breaking the Chains, Central Valley Against Human Trafficking, Central Valley Justice Coalition, and Centro la Familia Advocacy Services. Source: <https://fresnoeoc.org/wp-content/uploads/2024/07/2022-HT-Summary-Report.pdf>

An estimated 9.3% of Fresno County residents under the age of 65 have a disability, which equates to approximately 95,244 residents in the Fresno County living with disabilities (2019-2023 U.S. Census data), with a substantially lower percentage experiencing homelessness per data from the local continuum as noted in the table above.

What are the most common housing problems?

The most common housing problems facing households in Fresno County are high housing cost burden and low vacancy rates. As of 2023 Census data, 18.7% of the Fresno County population fell below the poverty level, making the average rent of \$1,595 difficult to afford. Also in 2023, the Fresno County vacancy rate was 3.6%. This combination makes it difficult to find an affordable housing unit and difficult to maintain one as households often find themselves precariously housed. Additionally, once housing is lost, additional factors such as evictions and poor credit make households less desirable for an already tight rental market.

Are any populations/household types more affected than others by these problems?

The disabled and elderly often see a more significant impact by these problems as they have limited opportunities to increase their earnings and increased challenges in finding viable roommates to share the burden. Only limited information is available about the general housing stock available to serve persons with disabilities, and the precarious nature of fixed and limited income for many disabled residents, this population is among the most vulnerable of Fresno County residents. However, as households apply for housing assistance to rehabilitate their principal place of residence, the physical condition of the clients and their needs are addressed, and any ~~accessibility~~ADA-related access issues are addressed as part of the scope of work for the project. Additionally, the County of Fresno offers the

Housing and Disability Advocacy Program (HDAP) wherein participants are given housing and disability advocacy toward a future with stable income and housing.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income families with children with extremely low income are in continual risk of remaining in shelters or losing their permanent housing. Contributing factors include damaged credit and insufficient income, which make it difficult to remain housed and more difficult to obtain housing once homeless. The needs of children and youth living in low- and very low-income families are a priority for Fresno County. The County of Fresno has focused funding from the state to decrease the number of unsheltered families with dependent children through diversion and homeless prevention, emergency shelter, and rapid rehousing. Households nearing termination of rapid-rehousing assistance are assisted with connections to all available resources to help ensure housing retention post-exit. Follow-ups with families are conducted as a requirement for tracking retention, which enables case managers to identify and address immediate needs which could put households at-risk of returning to homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

~~N/A~~

The County's focus on the at-risk population being served with HOME funds is narrowed to the four qualifying population described in the HOME-ARP program. Definitions of the populations are included in the County's HOME-ARP Allocation Plan, approved by the Board of Supervisors on March 14, 2023. Outside entities seeking to serve at-risk populations using widely-accepted definitions of the at-risk population will likely have their efforts deemed consistent with this Consolidated Plan.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

High housing costs, overcrowding, rent-burdened households, poor housing quality, cancellation of homeowner's insurance due to the home being located in a hazard zone or due to a failing roof, inability to afford ADA modifications to a primary residence, inability to pay property taxes or address code enforcement issues (e.g. reduce dry grasses and weeds which pose a fire hazard to neighbors), and destruction of homes due to wildfires.

Discussion

Over the past five years, the FMCoC has seen an increase in the number of families experiencing homelessness as demonstrated by family shelter counts and the annual point in time data. Due to the high housing costs and limited rental inventory, families are often precariously housed at best. Large families find it increasingly difficult to find suitable affordable housing and once losing housing, it becomes increasingly difficult to find new housing, struggling with credit and eviction histories. The elderly and disabled are also at increasing risk from high housing costs, and rent-burdens, with poor housing quality as they often lack the resources to make needed repairs to their homes. Physical limitations make it difficult to navigate the benefits available to increase income or skills toward employment and maintain housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,441	1,210	1,053
White	1,693	459	399
Black / African American	109	20	0
Asian	236	62	29
American Indian, Alaska Native	42	45	4
Pacific Islander	30	0	0
Hispanic	5,212	540	590

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,007	2,769	0
White	2,095	1,133	0
Black / African American	34	4	0
Asian	191	126	0
American Indian, Alaska Native	26	37	0
Pacific Islander	14	0	0
Hispanic	6,522	1,442	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,113	6,444	0
White	2,021	2,226	0
Black / African American	148	4	0
Asian	424	322	0
American Indian, Alaska Native	63	49	0
Pacific Islander	0	0	0
Hispanic	5,316	3,756	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,922	4,809	0
White	922	1,687	0
Black / African American	14	50	0
Asian	197	263	0
American Indian, Alaska Native	42	8	0
Pacific Islander	30	0	0
Hispanic	1,688	2,724	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The 2016-2020 CHAS data identified 9,704 households earning 0%-30% of the Area Median Income (AMI) living in the Urban County. Of those, 7,441 (76.7%) live in housing with one or more of the four housing problems surveyed by the CHAS – (1) housing lacks complete kitchen facilities; (2) housing lacks complete plumbing facilities; (3) individuals in the household must live with more than one person per room; (4) the household's housing cost burden is greater than 30% of their income. Although the data set detailing specifically which of the four housing problems is experienced by each household does not seem to be available in the CHAS data, other data sources, such as those ~~available~~available from the ~~California Housing Partnership~~California Housing Partnership (<https://chpc.net/>) assert that in 2023, across the entire County of Fresno (not just the Urban County jurisdiction), 83% of Extremely Low-Income households are paying more than half of their income on housing costs, compared to just 4% of Moderate-Income households. It is reasonable to conclude that of the four housing problems surveyed by the CHAS, the driver of the data is the household's housing cost burden.

Similarly, of the 11,776 households in the Urban County earning 30%-50% of the AMI, 9,007 households (76.5%) face one or more housing problems. The prevalence of housing problems slightly decreases for households earning 50%-80% AMI, with 8,113 households out of 14,557 (55.7%) having identified housing problems. As incomes increase, housing problems remain, though the percentage of households affected is lower even still. Of the 7,731 households earning 80%-100% AMI, 2,922 households (37.8%) identify one or more housing problems.

The problems faced by households – whether a lack of a functional kitchen or bathroom, two families sharing a space intended for one family, or a housing cost burden vastly exceeding a household's income – remain widespread challenges impacting the health and wellness of our local community members.

An analysis of these data sets, one aligned with the original intent of the question presented in this section, was also performed and is available upon request, but is not included pursuant to Executive Order 14151.

~~An analysis of these data sets, one aligned with the original intent of the question presented in this section, was also performed and is available upon request, but is not included pursuant to Executive Order 14151.~~

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,486	2,152	1,053
White	1,347	808	399
Black / African American	109	20	0
Asian	196	102	29
American Indian, Alaska Native	42	50	4
Pacific Islander	30	0	0
Hispanic	4,669	1,085	590

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,037	5,746	0
White	1,045	2,178	0
Black / African American	14	24	0
Asian	161	155	0
American Indian, Alaska Native	22	41	0
Pacific Islander	14	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	4,681	3,272	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,838	10,713	0
White	803	3,443	0
Black / African American	114	38	0
Asian	282	465	0
American Indian, Alaska Native	63	49	0
Pacific Islander	0	0	0
Hispanic	2,500	6,572	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,257	6,489	0
White	179	2,434	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	0	70	0
Asian	63	408	0
American Indian, Alaska Native	38	12	0
Pacific Islander	30	0	0
Hispanic	928	3,464	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Within the 2016-2020 CHAS data the four severe housing problems are – (1) housing lacks complete kitchen facilities; (2) housing lacks complete plumbing facilities; (3) individuals in the household must live with more than 1.5 people per bedroom; (4) the household's housing cost burden is greater than 50% of their income. The County is unable to comment on why the total household populations identified in the CHAS data identify different total population sizes between NA-15 and NA-20, but are likely attributed to some survey respondents not answering both questions.

At the lowest income tier, 0%-30% AMI, two-thirds of households face severe housing problems. Out of 9,704 total households, 6,486 (66.8%) face one or more severe housing issues. This high percentage underscores the acute vulnerability of extremely low-income households, and is likely driven by the households experiencing a severe housing cost burden greater than 50% of their income. Severe housing problems also impact over half of households earning 30%-50% AMI. Of the 11,776 households in this band, 6,037 (51.3%) face at least one severe housing problem. The number of households earning in the 50%-80% range facing severe housing challenges decreases, but remains of significant concern. Out of 14,557 households, 3,838 (26.4%) have one or more severe housing problems. Even at the highest income tier of 80%-100% AMI, severe housing problems are still present. Of the 7,731 households, 1,257 (16.3%) are identified as having one or more severe housing problems. This shows that even for households approaching the area median income, a notable segment faces critical housing conditions.

Addressing severe housing needs through programs to assist with critical repairs or defray the costs of housing remain crucial for improving housing stability and reducing vulnerability across the Urban County.

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An analysis of these data sets, one aligned with the original intent of the question presented in this section, was also performed and is available upon request, but is not included pursuant to Executive Order 14151.

~~An analysis of these data sets, one aligned with the original intent of the question presented in this section, was also performed and is available upon request, but is not included pursuant to Executive Order 14151.~~

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	55,664	15,695	13,345	1,109
White	26,461	5,918	3,407	403
Black / African American	507	94	227	0
Asian	2,491	761	616	34
American Indian, Alaska Native	336	20	151	4
Pacific Islander	0	30	44	0
Hispanic	24,790	8,548	8,688	615

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

Within the Urban County area, utilizing 2019-2020 CHAS data, 13,345 households (15.5%) experience a severe cost burden, with housing requiring over 50% of the household's total income; while 15,695 households (18.3%) spend 30-50% of their income on housing costs.

An analysis of the data set, one aligned with the original intent of the question presented in this section, was also performed and is available upon request, but is not included pursuant to Executive Order 14151.

Housing cost burdens remain a driver of housing instability within Fresno County.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes, within the group of households experiencing a housing cost burden exceeding 50% of the household's income, there are over-represented groups – the fourth population in the list comprises 1.13% of the households experiencing severe housing cost burdens, despite being only 0.60% of the population. Additionally, the last population in the list comprises 65.1% of the households experiencing severe housing cost burdens, while comprising just 49.7% of the population. A full analysis of the data set is available upon request.

If they have needs not identified above, what are those needs?

Households experiencing severe housing cost burdens face many economic hardships and generally have reduced access to resources and community supports – though the County is continually attempting to improve access to supportive services. Unfortunately, like the households, the County also lacks sufficient revenues to adequately address all needs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Urban County jurisdiction currently includes the unincorporated areas of the County and the cities of Fowler, Kerman, Kingsburg, Mendota, Orange Cove, Reedley, Sanger, and Selma – covering over 6,000 square miles. Based upon analyses conducted for the Housing Element, these populations are not notably concentrated in specific areas or neighborhoods – a pervasive and widespread need exists throughout the Urban County.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Fresno County (HAFC) is the largest affordable housing provider within Fresno County. HAFC works with non-profit and for-profit developers to expand the supply of affordable housing, and purchases and manages numerous affordable multi-family housing developments throughout the County of Fresno. Through the Housing Choice Voucher, Affordable and Public Housing programs, HAFC provides rental housing to residents throughout the County of Fresno, enabling qualified individuals and families to identify and reside in an array of housing options. HAFC owns and manages multiple units throughout a variety of over 80 complexes and administers Housing Choice Vouchers. Some of the properties are managed by a 3rd party property management company retained by HAFC. Due to limited funding and high demand, the county-wide interest list for Housing Choice Voucher recipients continues to be lengthy. Currently, the interest list opens to the public periodically depending on available funding and demand. The list is open for a two-week period and applicants are selected via lottery and placed on a waiting list. Generally, applicants can expect to be on the waitlist for at least 2 years. The interest lists for affordable and public housing are site-based and vary in size depending on interest for each property; however, they are also substantial.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	455	1,008	11	764	119	19	95

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name: [PIC \(PIH Information Center\)](#)
Housing Authority of Fresno County data
Data Source Comments:

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Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	\$15,529.670	\$0	\$22,390	\$17,727.870	\$14,885.470	\$20,650.270	\$22,201.410	\$21,007.260
Average length of stay	1.71 yrs0	0 yrs	6 yrs0	13 yrs0	2 yrs0	11 yrs0	3 yrs0	12 yrs0
Average Household size	1	0	3	3	2	3	2	4
# Homeless at admission	6	0	41	217	80	137	38	1
# of Elderly Program Participants (>62)	1	0	97	702	217	485	26	2
# of Disabled Families	7	0	91	1,119	432	687	25	7
# of Families requesting accessibility features	0	0	71	5,466	0	5,233	0	175
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name: Housing Authority of Fresno County data
Data Source Comments: PIC (PIH Information Center)

Deleted Cells

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	1	0	53	889	392	497	33	21	13
Black/African American	3	0	157	585	86	499	4	24	3
Asian	0	0	41	225	23	202	5	5	3
American Indian/Alaska Native	1	0	9	6699	20	46	0	8	0
Pacific Islander	0	0	1	8	4	4	1	0	0
Other	0	0	26	161	7	154	1	1	1

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name: [PIC \(PIH Information Center\)](#)
 Housing Authority of Fresno County data
 Data Source Comments:

Deleted Cells

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	20	8680	964832	27972,509	3980	23992,391	240	83102	15
Not Hispanic	50	0	0110	16322,957	1860	14462,842	440	5973	2042

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Public housing residents with a disability generally require units which have been modified for mobility impairments. These units are referred to as accessible units. Additionally, if an applicant or resident has a need for hearing or vision accessibility features, such items are provided through the H AFC’s Reasonable Accommodation Policy. In some instances, additional unit renovations may be needed to ensure that units are fully handicapped accessible. H AFC continues to address this matter through the RAD conversions wherein a percentage of the units are fully ~~accessible~~ ADA compliant upon completion at converted properties. Additionally, in a recent survey applicants identified the following needs: Hearing access – 14 households; Mobility Access – 37 households; Sight Access – 20 households

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public Housing families on the Waitlist – 7,427 (Elderly – 5%, Disabled – 18%, Veterans – 7%)

Housing Choice Voucher # on the Waitlist – 4259 (Elderly/Disabled- 884, Residency – 3068, Veterans – 134, Families with Minors- 1769)

Housing Choice Voucher Applicants								
City	Zip	Total Applicants	Elderly or Disabled	Residential Preference	Veterans Preference	Family-w/Minors	Didn't Select Residential Preference	Didn't select a Household with Minor Preference
Auberry	93602	16	5	13	1	7	3	2
Biola	93606	24	3	16		10	8	5
Big Creek	93605	1	0	1	0	1	0	0
Bowles, Calwa, Easton, Monmouth	93725	9	1	8	0	3	1	3

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Caruthers	9360 9	53	13	40	2	26	13	7
Clovis	9361 1	294	64	215	13	121	79	26
Clovis	9361 2	812	214	567	32	304	245	82
Clovis	9361 3	31	7	22	0	7	9	0
Clovis	9361 9	154	42	100	2	53	54	12
Coalinga	9321 0	59	9	39	0	30	20	6
Del Rey	9361 6	30	3	23	0	19	7	6
Dunlap	9362 1	3	1	3	1	1	0	1
Firebaugh	9362 2	60	10	48	1	29	12	10
Five Points	9362 4	1	0	0	0	1	1	0
Fowler	9362 5	110	22	84	4	47	26	15
Friant	9362 6	7	1	4	2	1	3	2
Helm	9362 7	7	2	6	0	3	1	2
Huron	9323 4	50	8	40	1	20	10	13
Kerman	9363 0	204	37	139	5	86	65	33

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Kingsburg	9363 1	118	37	85	3	43	33	12
Laton	9324 2	9	0	4	1	6	5	1
Mendota	9364 0	85	14	57	3	39	28	17
Miramonte	9364 1	3	1	0	1	1	3	0
Orange Cove	9364 6	100	21	69	4	54	31	18
Parlier	9364 8	231	24	151	3	95	80	51
Piedra	9364 9	1	0	1	0	0	0	0
Prather	9365 1	4	1	4	0	1	0	1
Raisin City	9365 2	2	0	1	0	0	1	2
Reedley	9365 4	164	35	125	5	78	39	16
Riverdale	9365 6	31	5	24	2	13	7	4
San Joaquin	9366 0	44	2	35	2	21	9	14
Sanger	9365 7	484	99	356	14	206	128	73
Selma	9366 2	398	83	307	10	180	91	51
Shaver Lake	9366 4	1	1	1	0	0	0	0

Follhouse	9366 7	11	3	7	0	3	4	1
Tranquilit y	9366 8	3	1	2	0	1	1	2
Total		3614	769	2597	111	1510	1017	488

"Table - Public Housing Waitlist by ZIP Code" is included in the appendix.

~~Most immediate needs of residents of Public Housing and Housing Choice voucher holders~~

~~Low income households receiving public housing or Housing Choice Voucher assistance need access to safe and affordable housing that is in close proximity to public transportation, schools and other quality of life amenities that offer services designed to increase self-sufficiency and vibrant neighborhoods. It is important that voucher holders have access to units throughout Fresno County in their neighborhood of choice, and that affordable housing options are safe and able to accommodate families of various sizes. HAFC continues to focus on efforts that recognize place matters, offering services for mobility to high opportunity areas.~~

~~While safe and stable housing continues to be an immediate need, resident empowerment services areal so essential. HAFC provides a robust variety of resident services, workshops and trainings to support residents and voucher holders. HAFC also continues to seek funding and grant opportunities for housing subsidies and development for low to very low income households, including elderly and non-elderly disabled households.~~

~~Recent surveys of residents request additional community space and programming, confusion with different application processes for different programs (Housing Choice Vouchers versus other affordable housing), programs (including solar) to assist with rising utility costs, investments to enhance feelings of safety, additional housing units (particularly for low income and elderly individuals), a greater ability to "gently off board supports" without losing all support when slightly over income, access to public transportation, in unit laundry facilities, and other neighborhood amenities like grocery stores.~~

~~Preservation of affordable housing stock is a high priority throughout Fresno County as well, recognizing that construction and rehabilitation of affordable housing units are both important factors to consider.~~

How do these needs compare to the housing needs of the population at large

The needs of public housing residents and Housing Choice Voucher holders do not differ significantly from the needs of the general population, and safe and stable housing remains a common need. There are, however, additional programs and social services provided to public housing residents and Housing

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Choice Voucher holders, as they typically have less income and less ability to meet their needs with their own resources.

Discussion

No additional discussion.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless needs include providing street outreach to those unsheltered, in need of housing, increasing the number of emergency shelters for homeless individuals and families, providing essential services to shelter residents, and rapid rehousing homeless individuals and families.

Homeless Needs Assessment

<u>Population</u>	<u>Estimate the # of persons experiencing homelessness on a given night</u>		<u>Estimate the # experiencing homelessness each year</u>	<u>Estimate the # becoming homeless each year</u>	<u>Estimate the # exiting homelessness each year</u>	<u>Estimate the # of days persons experience homelessness</u>
	<u>Sheltered</u>	<u>Unsheltered</u>				
<u>Persons in Households with Adult(s) and Child(ren)</u>	<u>339</u>	<u>22</u>	<u>4,140</u>	<u>304</u>	<u>2,393</u>	<u>86</u>
<u>Persons in Households with Only Children</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Persons in Households with Only Adults</u>	<u>927</u>	<u>2,236</u>	<u>9,980</u>	<u>2,494</u>	<u>6,282</u>	<u>154</u>
<u>Chronically Homeless Individuals</u>	<u>461</u>	<u>1,143</u>	<u>3,225</u>	<u>461</u>	<u>297</u>	<u>306</u>
<u>Chronically Homeless Families</u>	<u>19</u>	<u>13</u>	<u>114</u>	<u>16</u>	<u>26</u>	<u>214</u>
<u>Veterans</u>	<u>65</u>	<u>170</u>	<u>974</u>	<u>182</u>	<u>480</u>	<u>176</u>
<u>Unaccompanied Child</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Persons with HIV</u>	<u>19</u>	<u>24</u>	<u>105</u>	<u>21</u>	<u>21</u>	<u>159</u>

Table 26 - Homeless Needs Assessment

Data Source Comments: [2023-2024 HMIS, Data for all of Fresno County](#)

Indicate if the homeless population Partially Rural Homeless
is:

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	<u>33955</u>	<u>22</u> <u>7</u>	<u>4,140</u> <u>1,252</u>	<u>30492</u>	<u>2,393</u> <u>724</u>	86
Persons in Households with Only Children	0	2	0	0	0	
Persons in Households with Only Adults	927	2236	9,980	2,494	6,282	154
Chronically Homeless Individuals	461	1143	3,225	461	297	306

Draft for Approval by County's Board of Supervisors – 2025-2029

Chronically Homeless Families	19	13	114	16	26	214
Veterans	65	170	974	182	480	176
Unaccompanied Child	0	2	0	0	0	0
Persons with HIV	19	24	105	21	21	159

Data Source Comments: ~~2023-2024~~ 2023-2024 HMIS, Data for all of Fresno County

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness	
	Sheltered	Unsheltered					
Persons in Households with Adult(s) and Child(ren)	55	7	1,252	92	724	86	
Persons in Households with Only Children				0	0	0	0
Persons in Households with Only Adults				161	738	3,017	754
Chronically Homeless Individuals				75	377	975	139
Chronically Homeless Families				3	4	35	5
Veterans				11	56	294	55
Unaccompanied Child Youth				0	0	0	0
Persons with HIV				3	8	32	6

Data Source Comments: 2023-2024 HMIS, Data for Rural Fresno County

Table 27 - Homeless Needs Assessment

Data Source Comments: 2023-2024 HMIS, Data for all of Fresno County

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

In the County's expansive rural areas, the nature of homelessness can manifest as both a traditional unsheltered situation and a less-visible form of housing insecurity. Providing assistance to homeless households in a County over 6,000 square miles in area presents distinct challenges, particularly given the considerable distances individuals may be from established shelters and services. The County is pleased to acknowledge its enhanced efforts in recent years to expand outreach services to individuals experiencing homelessness in these rural regions. Furthermore, coordination is underway to integrate a greater number of rural volunteers into the Point-In-Time Count, thereby improving data collection. While the County's vast size and varied terrain necessitate strategic prioritization, these initiatives reflect a commitment to reaching and understanding the needs of the rural homeless population.

The County assessed households at risk of homelessness by analyzing statistical data on housing insecurity, compiled from student registrations reported to the County's Office of Education. While the raw data requires further analysis, preliminary observations indicate that families with children in the County's rural areas experience significant housing insecurity. The full extent of this issue may be underreported, as these households frequently find temporary shelter with other families. This population remains highly vulnerable, facing an elevated risk of homelessness, particularly if exposed to domestic violence within their shared living arrangements. This hidden homelessness is also reflected in challenges reported by rural volunteers during the Point-In-Time (PIT) Count, when homeless individuals were reported in the area but proved difficult to locate, frequently having found temporary refuge with neighbors, extended family, or faith-based organizations. When located and surveyed, some expressed a strong desire to access supportive services within their own communities, rather than being required to travel away from their local support networks.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A

Nature and Extent of Homelessness: (Optional)

Race:		Sheltered:		Unsheltered (optional)	
<u>White</u>		<u>1,242</u>	<u>2,051</u>		
<u>Black or African American</u>		<u>329</u>	<u>372</u>		
<u>Asian</u>		<u>78</u>	<u>49</u>		
<u>American Indian or Alaska Native</u>		<u>74</u>	<u>238</u>		
<u>Pacific Islander</u>		<u>12</u>	<u>48</u>		
Ethnicity:		Sheltered:		Unsheltered (optional)	
Race:		Sheltered:		Unsheltered:	
White		1177	1965		
Black, African American, or African		329	372		
Asian or Asian American		78	49		
American Indian, Alaska Native, or Indigenous		74	238		
Native Hawaiian or Other Pacific Islander		12	48		
Multiple Races		65	86		
Ethnicity:		Sheltered:		Unsheltered:	
Hispanic	872	1436	<u>1,436</u>		
Not Hispanic	863	1322	<u>1,322</u>		

Data Source Comments: 2023 Point in Time County

Data Source

Comments:

2023 Point in Time County

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

HMIS Data from 2023-24 in the tables above indicate approximately 4,140 persons in households with children in Fresno County will experience homelessness each year, with an additional 114 families experiencing chronic homelessness. In the rural areas of Fresno County approximately 1,252 persons in households with children in Fresno County will experience homelessness each year. On average, these households will experience homelessness for 86 days. Additionally, an estimated 974 veterans will experience homelessness each year, with the episode of homelessness lasting approximately 176 days.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As seen in the above chart, among sheltered and unsheltered persons, those who identify as Hispanic/Latino comprise 51% of homeless individuals; while Non-Hispanic/Latino comprise 49% of this population. Specific racial groupings break down as White – 70%; Black/African American – 16%; Asian – 3%; American Indian/Alaskan Native – 7%; and Pacific Islander – 1%; and multiple races – 3%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As seen in the above chart, sheltered homeless represent approximately 46% of the homeless population with 64% unsheltered homeless, indicating the county has increased the percentage of those experiencing homelessness who are sheltered, with an overwhelming need for shelter still present. This speaks to the ongoing need for prevention and diversion as the ability to prevent homelessness is a key strategy in the homelessness response system. It also speaks to an increased need for street outreach, ensuring that services toward ending homelessness are available to those who are unable to receive a shelter bed. Finally, this speaks to the need for continued rapid rehousing services in the community as having the ability to move households from shelter to housing makes shelter beds available for those on the streets.

Discussion:

As a means of identifying the needs of the region, a local survey of homeless persons is conducted by the Fresno Madera Continuum of Care (FMCoC) biannually. This count enables the community to evaluate the trends and allow any necessary programmatic changes to be made. Additionally, HMIS data combined with state Homeless Data Information System (HDIS) data is utilized to identify and evaluate these trends.

In 2023, like with most Continuums of Care in California, the overall number of persons experiencing homelessness increased. In the past, it has been difficult to find homeless individuals in rural Fresno County due to limited volunteers and unknown locations of the homeless. However, the FMCoC has been able to increase the number of volunteers and has gained insight on common areas where homeless reside due to rural [outreach services for better data resulting in increased numbers.](#)

[outreach services for better data resulting in increased numbers.](#)

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

~~Households vary in characteristics and unique needs, while many don't have specific special needs, several households may require special accommodations and may have difficulty obtaining housing that meets their needs. The~~The households populating the County of Fresno are incredibly varied, having differences in size, age, income levels, and needs. These characteristics naturally lead to a wide spectrum of housing preferences and necessities, from the number of bedrooms required to specific accessibility features. While many households may not require specific special accommodations, a significant number do, and these households often encounter considerable challenges in securing suitable housing that addresses their unique requirements. The major groups that have special housing needs in Fresno County include the elderly, people with disabilities, people with HIV/AIDS, female headed households, large households, farmworker households, and ~~person's~~persons at-risk of becoming homeless.

Describe the characteristics of special needs populations in your community:

Elderly and Fixed-Income Households: According to the 1-year 2023 American Community Survey (2023 ACS) estimates, approximately 13% of the Fresno County population is 65 years of age or older. This population is more likely to be unable to work and living on a fixed income with no viable way to increase their monthly earnings. This leaves the population potentially vulnerable to medical expenses, increases in rent, and sudden, large-ticket home repairs.

~~Disability~~**Households Whose Members Have Disabilities:** The percentage of the population in Fresno County living a disability is 13.4%, according to the 2023 ACS. In addition, 6.3% of the Fresno County population has an independent living difficulty situation. Another 6.3% have an ambulatory difficulty, 2.8% have a vision difficulty, 6.6% have a cognitive difficulty, 3.4% have a hearing difficulty and 3.2% have a self-care difficulty.

Large Households: Households are considered large when they have five or more members residing in one household. In Fresno County the percentage of large households is approximately 18% with about 9.4% being owner occupied, according to the 2020 U.S. Census Bureau.

https://data.census.gov/table/DECENNIALDP2020.DP1?q=Fresno+County+Households+with+Children

United States Census Bureau

Fresno County Households with Children

All **Tables** Maps Charts Profiles

DP1 | PROFILE OF GENERAL POPULATION AND HOUSING CHARACTERISTICS

Decennial Census | 2020: DEC Demographic Profile

Notes Geos Topics

Label	Fresno County, California	
	Count	Percent
RELATIONSHIP		
HOUSEHOLDS BY TYPE		
Total households	319,296	100.0%
Married couple household	148,035	46.4%
With own children under 18 [3]	67,707	21.2%
Cohabiting couple household	25,846	8.1%
With own children under 18 [3]	13,218	4.1%
Male householder, no spouse or partne...	57,041	17.9%
Living alone	30,909	9.4%
65 years and over	10,175	3.2%
With own children under 18 [3]	7,677	2.4%
Female householder, no spouse or partne...	88,374	27.7%
Living alone	35,316	11.1%
65 years and over	18,379	5.8%
With own children under 18 [3]	23,794	7.5%
Households with individuals under 18 ye...	130,455	40.9%
Households with individuals 65 years an...	96,140	30.1%

<https://data.census.gov/table/DECENNIALDP2020.DP1?q=Fresno+County+Households+with+Children>

Single Parent Headed Households: The 2020 Decennial Census identified a total of 319,296 households living in the County of Fresno. Parenting male heads of house with no spouse or partner account for 7,677 households (2.4%), while parenting female heads of house with no spouse or partner account for 23,794 households (7.5%). In total, single parent households account for 31,471 (9.8%) of all households, and just over 24.1% of all households with children (130,455).

Single Parent Headed Households: Approximately 10% of households (U.S. Census, 2020) in Fresno County. Families headed by single females account for 23,794 (7.5%), while 7,677 (2.4%) of families are comprised of a headed by single parent situation with no spouse present. Specifically, 7.5% of households consist of single female headed households. Single parent households with children may have unique housing needs such as ease of access to childcare, health care, and other supportive services.

Agricultural Laborer Households: In May 2024, the most recent period for which data is available, over 27,680 individuals were employed as "Farmworkers and Laborers, Crop, Nursery, and Greenhouse (45-2092)" within the Fresno metropolitan area. This represents 5.9% of the total workforce captured in the Occupational Employment and Wage Statistics, with these workers earning an average annual wage of \$36,710. (<https://data.bls.gov/oes/#/area/0023420>) (<https://data.bls.gov/oes/#/area/0023420>). Throughout the year, the number of agricultural laborers may increase to over 42,000 in times of peak agricultural activity. The nature of agricultural work is changing with time. In the past, there were significant numbers of migratory laborers, often single men, who made up a large portion of California and Fresno County's seasonal agricultural labor force. However, statistical trends from U.S. Department of Labor show that the number of migrant-migratory laborers has dwindled and now more than 90% of California agricultural laborers are settled in state. (<https://www.ers.usda.gov/topics/farm-economy/farm-labor>) Those that are still migrant (<https://www.ers.usda.gov/topics/farm-economy/farm-labor>) Those that are still migratory are increasingly a makeup of men and women, often full families, with housing and services needs more similar to that of the permanent workforce – but whose wages fall far below those employed in other occupations.

Households on the Benefits Cliff: A Benefits Cliff occurs when a small increase in a person's or family's earnings pushes them just over an income eligibility threshold for public assistance programs. As a result, they suddenly lose a significant amount, or even all, of their benefits (like food assistance, housing subsidies, childcare assistance, or healthcare subsidies). This loss of benefits often outweighs the modest increase in their earned income, leaving them in a worse financial position than when they were relying solely on assistance. Households fearful of experiencing these cliffs may avoid actions which improve their household income, contributing to an increased reliance on public assistance.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and Fixed-Income Households: Those renting typically need affordable housing units. Those who are homeowners will need limited one-time assistance to make ADA improvements to their home or help pay for costly repairs like roof replacements or addition/replacement of an air conditioning system. Elderly individuals living alone may also experience medical and mental health conditions that contribute to hoarding behaviors. The family may need assistance to mitigate the health and safety aspects of a home in a dangerously-hoarded condition. Rental housing developed for seniors should carefully balance available space, costs, and benefits of installing elevators to enable units above ground level to accommodate persons with mobility assistance needs.

Households Whose Members Have Disabilities: These households may need modifications to their home or apartment in order to live safely in their home. Some individuals become disabled through an accident or medical event, which may also be accompanied by a job loss. Households impacted by disabilities anticipated to be permanent may require financial assistance to make ADA improvements to their home.

Large Households: Large households may have more difficulty locating housing suitable for their household size. Affordable housing that can accommodate larger families is more costly to produce with most new units built being 1- or 2-bedrooms. Large households may also be multigenerational and need ground-floor apartments, which are also in short supply. Developers of new, affordable units should consider including 4- and 5-bedroom units to meet the needs of larger low-income households.

Single Parent Headed Households: These households typically need affordable housing, child care, and other supportive services.

Agricultural Laborer Households: The Sacramento Bee surveyed ~~migrant~~migratory laborers in 2023 and found that 80% of those ~~migrant~~migrating laborers would permanently locate if affordable housing opportunities were available. (<https://www.sacbee.com/news/politics-government/capitol-alert/article282393553.html>)(<https://www.sacbee.com/news/politics-government/capitol-alert/article282393553.html>) The County's own 2023 survey identified that these families overwhelmingly wanted to participate in the American Dream of affordable homeownership rather than their only affordable housing path being limited to subsidized rental housing. The County surveyed farmland owners and agricultural laborer households in 2021. This data is available from the Community Development Division of PWP. Responses from the laborers showed an overwhelming desire for homeownership opportunities. A minimal number of respondents wanted to remain renting. Those who are renting, indicated difficulties in affording rent.

Households on the Benefits Cliff: Households about to or already experiencing the Benefits Cliff may need modest housing supports for a limited period of time as they gain additional work experience and are able to increase their earnings enough to afford basic necessities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons Living with AIDS/HIV and their Families: In Fresno County, a total of 1,292 new and existing cases of HIV were reported in 2023. During the same time period, a total of 1,178 new and existing AIDS cases were reported. This data is tracked by the Fresno County Department of Public Health Sexually-Transmitted Infection (STI) Epidemiology reports. Stable and affordable housing is essential for ensuring that those living with AIDS/HIV have consistent access to the medical care and supportive services needed for their health and welfare. Additional needs for those living with AIDS/HIV and their families include housing assistance, such as short-term help with rent or mortgage payments; and/or supportive

services, especially for those with multiple diagnoses such as mental health, substance abuse, or other health challenges.

Please note that under HUD's guidelines for minimum population size, the County of Fresno is not an eligible recipient of HUD's Housing Opportunities for Persons With AIDS (HOPWA) funding. The County continues to work closely with the City of Fresno (who administers HOPWA funds for the area) to serve impacted households.

~~What are the housing and supportive service needs of these populations and how are these needs determined?~~

~~Please see the discussion above.~~

~~Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.~~

~~Please see the discussion above for the housing and supportive service needs of the population with AIDS/HIV and their families.~~

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

~~N/A~~

The County's HOME TBRA activity will not be focused to a particular category of disabilities, but may target individuals and households in special needs populations or those referred by the County's Department of Social Services.

Discussion:

Please see the discussion above.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The County of Fresno currently has eight partner cities and approximately 35 unincorporated communities and special districts, and the needs for each city/community vary. Public facilities and infrastructure in these smaller communities and cities is aged and deteriorating. Most of the public facility needs identified include new and/or improved parks, senior centers, community centers, and fire stations. There are also needs for Americans with Disabilities Act compliance related improvements to existing public facilities.

How were these needs determined?

Feedback was gathered from community needs surveys where residents and stakeholders of the County provided input on community needs. [The data is available as an attachment to the August 5, 2025 meeting of the Board of Supervisors within the item authorizing submission of the Consolidated Plan. Subsets of the data focused on responses from a specific community are available from the Community Development Division.](#)

In addition, public meetings were held for unincorporated communities and participating cities to provide citizen input on each area's needs and prioritization of those needs. Professional staff, management, and consulting engineers at the community services districts and participating cities also provided input, based on operational and regulatory compliance needs.

~~Citizens, neighborhood groups and local agencies submit project proposals to the County for review during an annual open application period. Proposals that meet HUD eligibility criteria under the CDBG Program are presented to the County's Housing and Community Development Citizen Advisory Committee (CAC) for review and priority ranking. The CAC reviews, ranks, and recommends for funding public facility and infrastructure improvement projects within the unincorporated area. The CAC's recommendation is then brought to the County's Board of Supervisors (BOS) for final approval. The BOS conducts a public hearing to invite public comment before a project funding order is adopted by the BOS.~~

~~**Describe the jurisdiction's need for Public Improvements:** To determine community needs and gain insight on prioritization, the County solicited feedback from residents and partner agencies on infrastructure needs in their communities. Of nearly 300 responses received, 78% came from residents located outside of the Fresno/Clovis metropolitan area, helping ensure the needs of rural County residents are well identified. While residents' responses were more generalized than Urban County area partner cities and community services districts, both groups' highest priorities were for street repairs, improved sidewalks, and street lighting. Partner entities also prioritized storm drainage and flood control as a great or critical need in their respective jurisdictions. Partners further identified that infrastructure supporting water and sewer improvements as increasing priorities, with most interested~~

~~in applying additional funding to the expansion and replacement of lines and valves. Both residents and partners were in alignment with their desires to fund new public spaces like parks, playgrounds, libraries, and community/senior centers. Residents and partners both viewed public services, like substance and mental health programs as a continuing high priority, with residents also wanting increased access to low cost health clinics in their community. How were these needs determined? Feedback was gathered from a community needs survey where residents and stakeholders of the County provided input on community needs.~~

~~In addition, public meetings were held in both unincorporated communities and participating cities to solicit citizen input on each area's needs and prioritization of those needs. Professional staff, management, and consulting engineers at the community services districts and participating cities also provided input, based on operational and regulatory compliance needs. Citizens, neighborhood groups and local agencies submit project proposals to the County for review during an annual open application period. Proposals that meet HUD eligibility criteria under the CDBG Program are presented to the County's Housing and Community Development Citizen Advisory Committee (CAC) for review and priority ranking. The CAC reviews, ranks, and recommends for funding public facility and infrastructure improvement projects within the unincorporated area. The CAC's recommendation is then brought to the County's Board of Supervisors (BOS) for final approval. The BOS conducts a public hearing to invite public comment before a project funding order is adopted by the BOS.~~

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While residents' responses were more generalized than Urban County area partner cities and community services districts, both groups' highest priorities were for street repairs, improved sidewalks, and street lighting. Partner entities also prioritized storm drainage and flood control as a great or critical need in their respective jurisdictions. Partners further identified that infrastructure supporting water and sewer improvements as increasing priorities, with most interested in applying additional funding to the expansion and replacement of lines and valves, but funds may also be needed to address water quality.

Both residents and partners were in alignment with their desires to fund new public spaces like parks, playgrounds, splashpads, libraries, and community/senior centers. Residents and partners both viewed public services, like substance and mental health programs as a continuing high priority, with residents also wanting increased access to low-cost health clinics in their community. Developers and residents at meetings and in phone calls identified access to water for existing and new homes a priority. Developers

cited limited access to water and sewer as a primary reason it was unfeasible to build on undeveloped land in the unincorporated areas of the County. The Community Development Division also receives periodic calls of homeowners on wells in need of financial assistance to deepen their existing well, connect to a municipal water source, replace a septic tank, or connect to municipal sewers.

How were these needs determined?

Feedback was gathered from a community needs survey where residents and stakeholders of the County provided input on community needs.

In addition, public meetings were held in both unincorporated communities and participating cities to solicit citizen input on each area's needs and prioritization of those needs. Professional staff, management, and consulting engineers at the community services districts and participating cities also provided input, based on operational and regulatory compliance needs.

Citizens, neighborhood groups and local agencies submit project proposals to the County for review during an annual open application period. Proposals that meet HUD eligibility criteria under the CDBG Program are presented to the County's Housing and Community Development Citizen Advisory Committee (CAC) for review and priority ranking. The CAC reviews, ranks, and recommends for funding public facility and infrastructure improvement projects within the unincorporated area. The CAC's recommendation is then brought to the County's Board of Supervisors (BOS) for final approval. The BOS conducts a public hearing to invite public comment before a project funding order is adopted by the BOS.

Describe the jurisdiction's need for Public Services:

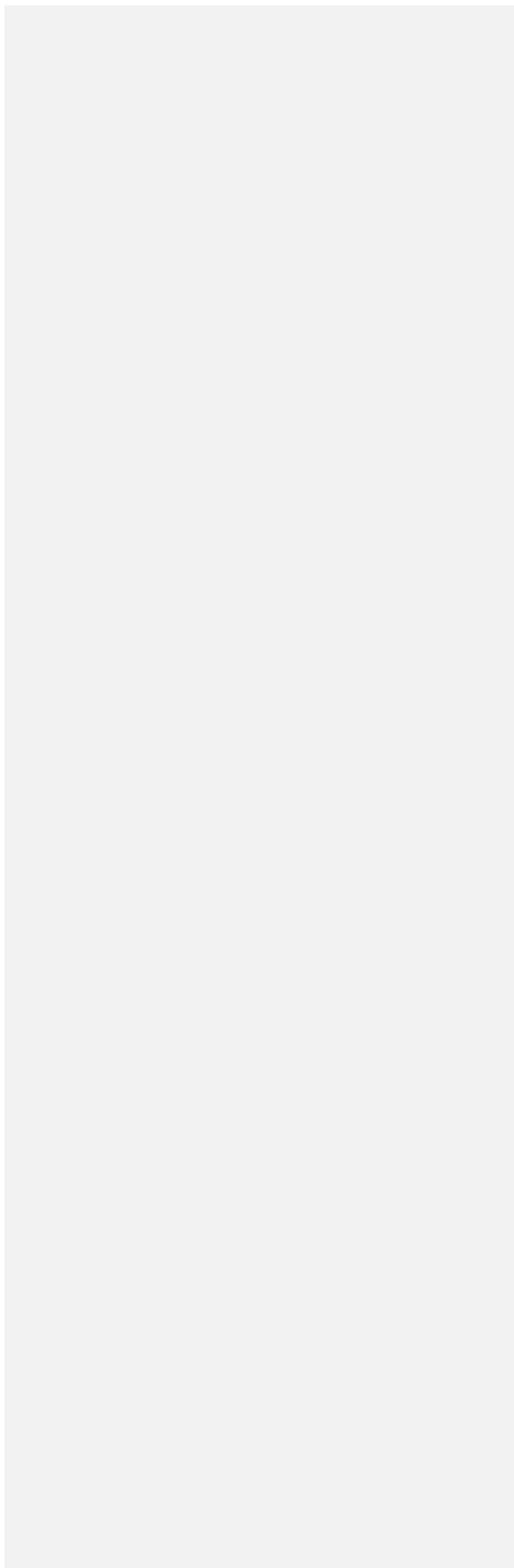
Public input meetings were held in order to engage stakeholders and identify areas that were in need of improvement. Participants ranked code enforcement as their top priority for public services. To gain insight on high-priority needs, a community survey was conducted. Respondents rated the level of need for nine public ~~facilities~~services types in their neighborhood. Both residents and public service providers overwhelmingly report that access to mental health and substance abuse and low-cost healthcare services are great need in their communities, as well as services for people experiencing domestic violence ~~efor~~ human trafficking, and crime awareness and prevention programs.

How were these needs determined?

Feedback was gathered from community needs surveys where residents and stakeholders consisting of housing & supportive services providers within the County provided input on community needs.

In addition, public meetings were held for residents, unincorporated communities, and participating cities to provide input on each area's needs and prioritization of those needs. Professional staff,

management, and consulting engineers at the community services districts and participating cities also provided input.



Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing Market Analysis Overview:

Data prepopulated by HUD within the Consolidated Plan, which reflects information collected between 2016 and 2020, consistently lags behind current market conditions. This renders much of the automatically generated data less relevant to existing circumstances within the County.

According to data provided by the National Association of Realtors (NAR) ([Q4 2024 Q1 2025](#)), in Fresno County, the median home value is \$~~419,383~~ [427,160 \(2025-q1-county-median-prices-and-monthly-mortgage-payments-by-state-07-22-2025.pdf\)](#). The HOME program prohibits acquisition of single-family homes (SFH) that do not meet the definition of “modest” — less than 95% of the median value — ~~of homes as determined by HUD~~ — in this case, \$398,413. This is marginally higher than the recently published 2025 Homeownership Value Limits of \$390,000 for existing SFH and \$394,000 for newly-constructed SFH, which went into effect on September 1, 2024. Yet, the Homeownership Value Limit is not the primary barrier to utilizing HOME funds for homeownership.

Consider a modest home, priced at just \$350,000.

Under the County’s homeownership assistance program guidelines in effect during the 2020-2024 Consolidated Plan term, an assisted household would need to contribute 1.5% of the purchase price (\$5,250) and could be assisted with up to 20% of the purchase price (\$70,000). ~~According to the Fannie Mae Mortgage Calculator,~~ [According to the Fannie Mae Mortgage Calculator](#), a \$350,000 home, with a 21.5% downpayment, a 30-year loan term, a 6% interest rate, homeowner’s insurance at 0.75% of the home value (\$2,625) as County policies require maintaining insurance levels sufficient to reconstruct the home, no fees for Homeowners’ Associations, and Property Taxes at 1.25% of the home’s value (\$4,375) — would require a monthly mortgage payment including principal, interest, taxes, and insurance of \$2,231. (Note that the \$2,231 is excluding electricity, water, sewer, trash, and internet, which can collectively increase overall housing costs by over \$500 each month, in-part due to this region experiencing extreme heat for much of the year.)

To keep housing costs at 30% of their income — a long-held standard of affordability, a household with a monthly housing expense of \$2,231 would need an annual income of \$89,240. The HOME program limits eligibility to households earning 80% or less of the Area Median Income (AMI). Under the 2025 HOME Income Limits that went into effect June 1, 2025, a family of 6 people or fewer, earning \$89,240 a year, would be ineligible due to being over-income. Only households of 7 or more people earning \$89,240 would be eligible for assistance. However, if a 7-person family earned just \$93,151 a year, they too would be ineligible due to being over-income.

The ability to qualify for a primary mortgage, while remaining at or below 80% AMI, remains a very narrow target in California. And if assisted, households would subsequently lack the resources to cover costly repairs that might become necessary over the next 30 years or navigate a major job loss or health crisis.

As of May 30, 2025, HUD’s Region IX San Francisco Field Office (which has oversight jurisdiction over the County of Fresno) was utilizing the 2024 Maximum Per-Unit Subsidy Limits which went into effect on February 13, 2024. Under these limits, the County could theoretically provide assistance of up to \$327,293 for a single HOME-assisted household to purchase a 3-bedroom SFH.

~~This ability, however, must also be balanced against the fact that the County’s 2024 HOME allocation was just \$1,216,973.75. Assistance at the maximum permissible amount (\$327,293) would comprise 26.9% of the County’s annual HOME allocation — meaning just a handful or two of households would benefit. (The County would, of course, underwrite the transaction to ensure it was not over-subsidizing the household.) But even assistance at \$70,000 (as provided in the \$350,000 home purchase scenario above) would constitute 5.7% of an average annual allocation — meaning fewer than 20 household could receive a similar benefit and no other HOME funded activities could occur.~~

Market Analysis Overview continues in the Appendix.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

As noted in the Regional Housing Needs Analysis located within the appendix, the County has an insufficient number of housing units across all income brackets. Use of HOME funds is a critical component of developer’s applications for competitively-awarded State Tax Credit funds, which are often necessary to undertake large-scale affordable housing construction/rehabilitation efforts.

Based upon the analyses throughout the Market Analysis sections, the County will have to blend its approach towards affordable housing by (1) preservation of existing affordable housing – whether rehabilitating existing rental units or helping homeowners ensure their home is decent, safe, and sanitary; (2) increasing options for affordable rental housing – whether through new construction or TBRA; (3) increasing options for homeownership through the construction of affordable homes; (4) increasing the number of homeless facilities within the Urban County area; and (5) ensuring services to unhoused persons and those with special needs have access to supports and services.

~~MA-10 Number of Housing Units— 91.210(a)&(b)(2)~~

~~Introduction~~

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	77,630	80%
1-unit, attached structure	1,752	2%
2-4 units	5,518	6%
5-19 units	3,524	4%
20 or more units	1,200	1%
Mobile Home, boat, RV, van, etc	7,311	8%
Total	96,935	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	274	1%	911	3%
1 bedroom	573	1%	3,355	11%
2 bedrooms	6,694	12%	11,257	36%
3 or more bedrooms	47,572	86%	15,612	50%
Total	55,113	100%	31,135	100%

Table 29 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Housing Authority of Fresno County—Public Housing Units			
-	<30% AMI	30-50% AMI	50-80% AMI
SRO	0	0	0
1-bedroom	28	7	1
2-bedrooms	83	23	22
3-bedrooms	114	27	23
4-bedrooms	41	10	9
5-bedrooms	5	2	2
Total	271	69	57

Data Source: Housing Authority of Fresno County

Housing Authority of Fresno County—Housing Choice Vouchers			
-	<30% AMI	30-50% AMI	50-80% AMI
SRO	44	4	2

1-bedroom	1068	155	36
2-bedrooms	1340	432	185
3-bedrooms	554	320	228
4-bedrooms	95	71	76
5-bedrooms	19	16	10
6-bedrooms	3	2	2
Total	3123	1000	539

Data Source: Housing Authority of Fresno County

Housing Authority of Fresno County - Misc. Housing Units					
-	<30% AMI	30-40% AMI	40-45% AMI	45-50% AMI	50-60% AMI
SRO	0	0	0	0	-
1-bedroom	30	38	55	64	55
2-bedrooms	29	42	26	94	50
3-bedrooms	13	41	23	110	61
4-bedrooms	5	11	6	6	16
5-bedrooms	0	0	0	0	0
Total	77	132	110	274	182

Data Source: Housing Authority of Fresno County

Below is a list of all public housing units in Fresno County:

BoxScore Summary			
County PHA - LIPH and ACC Units			
Date 10/10/2024			
Availability			
Code	Name	City	Units
211803	LIPH Sunset I - County ...	Reedley, CA	20
211806	LIPH Cazares Terrace - ...	Huron, CA	24
211807	LIPH Helsem Terrace - C...	Kerman, CA	40
211808	LIPH Mendoza Terrace - ...	Firebaugh, CA	44
211809	LIPH Taylor Terrace-28 ...	San Joaquin, CA	27
211810	LIPH Marcelli Terrace -...	Highway City, CA	24
211811	LIPH Mendoza Terrace II...	Firebaugh, CA	28
211815	LIPH Del Rey Complex - ...	Del Rey, CA	29
211816	LIPH Firebaugh Elderly ...	Firebaugh, CA	30
211817	LIPH Laton Apartments -...	Laton, CA	20
211818	LIPH San Joaquin Apartm...	San Joaquin, CA	20
211819	LIPH Biola Apartments -...	Biola, CA	12
211824	LIPH Pinedale Apartment...	Pinedale, CA	41
211829	LIPH Cardella Courts - ...	Firebaugh, CA	32
211832	LIPH Pinedale Apts 28-3...	Pinedale, CA	16
211835	LIPH DeSoto Gardens - C...	Fresno, CA	40
613003	ACC Granada Commons (Kerman...	Kerman, CA	8
Total			455

Below is a list of the most recent Real Estate Assessment Center (REAC) inspection score for each public housing development:

REAC Scores		
County PHA - LIPH and ACC Units		
Date 10/10/2024		
Availability		
Code	Name	Most Recent
211803	LIPH Sunset I - County ...	90
211806	LIPH Cazares Terrace - ...	77
211807	LIPH Helsem Terrace - C...	91
211808	LIPH Mendoza Terrace - ...	82
211809	LIPH Taylor Terrace-28 ...	77
211810	LIPH Marcelli Terrace -...	91
211811	LIPH Mendoza Terrace II...	82
211815	LIPH Del Rey Complex - ...	90
211816	LIPH Firebaugh Elderly ...	82
211817	LIPH Laton Apartments -...	90
211818	LIPH San Joaquin Apartm...	77
211819	LIPH Biola Apartments -...	91
211824	LIPH Pinedale Apartment...	84
211829	LIPH Cardella Courts - ...	82
211832	LIPH Pinedale Apts 28-3...	84
211835	LIPH DeSoto Gardens - C...	84
613003	ACC Granada Commons (Kerman...	93
Average Score		85

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Both Public Housing units and Housing Choice Vouchers are funded by the Federal government. All the units or vouchers are available to low-income households, some of which may be designated senior or disabled units. The Housing Authority of Fresno County (HAFC) has also collaborated with the Fresno County Department of Behavioral Health (DBH) in the pursuit of state funds for special populations. Among the most notable is the partnership with DBH in seeking Homekey+ state funds to provide permanent supportive housing for families and individuals with behavioral health challenges that are

experiencing homelessness. Additionally, HAFC has previously partnered with DBH to secure No Place Like Home state funds to develop supportive housing for homeless and at-risk of homeless families and individuals. HAFC is also exploring ways of utilizing Project-Based Vouchers as another tool to increase the number of affordable housing units and partnerships with other interested developers. The tables labeled Public Housing Units and Housing Choice Vouchers show units assisted by these two programs.

Additional housing units were funded from an array of sources including Low-Income Housing Tax Credits (LIHTC's), Federal Home Loan Bank AHP Funds, County of Fresno HOME Funds, Low-Income Public Housing (LIPH) Capital Funds, CalHFA subordinate loans, and land donations and/or deferral of impact fees from local jurisdictions. The table labeled "Misc. Housing Units" includes units assisted using these various funding sources.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

HAFC seeks to maintain or grow affordable housing units within its purview. As developments are re-positioned, efforts are made to ensure ongoing affordability. With that said, 20 units at San Joaquin Apartments, are expected to be converted from Public Housing to Section 8 contracts (RAD conversion, LIPH to RAD PBV/TC). However, these units will remain affordable.

Additionally, the Voucher Incentive Program with the City of Fresno which helped encourage and support the acceptance of vouchers, expired in December 2024. This program provided some assurances and supports to landlords to encourage participation in the Housing Choice Voucher program. The discontinuation of this program may affect the availability of affordable housing for voucher holders. Funding uncertainty from Federal resources may also impact landlord participation.

Does the availability of housing units meet the needs of the population?

~~Fresno County does not have sufficient housing to meet the needs of the population. The need for affordable housing is significant. In 2024, the U.S Census reported that the nationwide average vacancy rate was 6.9% and Fresno had the lowest vacancy rate among the top five largest metropolitan areas in California at 2.8%. The demand for both rental and homeownership housing remains high. The length of the waiting list maintained by HAFC, and the number of applications received for HOME funding of affordable housing developments indicates that there is not enough very low and extremely low income housing to meet the needs of County residents.~~

~~According to the California Housing Partnership, Fresno County needs 35,357 additional affordable rental units. While this need is for both very low income and extremely low income families, the need is largest for extremely low income households. For extremely low income families, 83% are paying half of their income or more for housing costs compared to 4% of moderate income households.~~

~~HAFC seeks to maintain or grow affordable housing units within its purview. As developments are re-positioned, efforts are made to ensure ongoing affordability. With that said, 20 units at San Joaquin~~

Apartments, are expected to be converted from Public Housing to Section 8 contracts (RAD conversion, LIPH to RAD PBV/TC). However, these units will remain affordable.

Additionally, the Voucher Incentive Program with the City of Fresno which helped encourage and support the acceptance of vouchers, expired in December 2024. This program provided some assurances and supports to landlords to encourage participation in the Housing Choice Voucher program. The discontinuation of this program may affect the availability of affordable housing for voucher holders. Funding uncertainty from Federal resources may also impact landlord participation.

Describe the need for specific types of housing:

Most of the housing units in Fresno County are single-family homes (70%). The second largest inventory is multi-family units with five or more units, however these units only make up 15.8% of the total number of residential properties in Fresno County. Affordable and conventional rentals are in great demand as the long waiting lists demonstrate. The demand is greatest for 2- and 3-bedroom units particularly for families in rural areas, homes for purchase with financial support, and studio/one-bedroom units for unhoused, elderly, or disabled persons.

Discussion

There is a high demand for affordable housing in the County as evidenced by the length of the HAFC waiting list. Recent experience with the conventional market indicates a shortage of housing in general. The HAFC is the largest provider of affordable housing in Fresno County. HAFC is a federally funded agency that administers housing assistance programs to qualified very low-income families, the disabled, and seniors. The HAFC publicizes and disseminates information on the availability of housing units and housing-related services for very low-income families on a regular basis. The HAFC communicates the status of housing availability to other service providers in the community and advises these providers of housing eligibility factors and guidelines to allow the providers to make proper referrals for those seeking housing.

HAFC has expanded the services it provides by building affordable housing developments that are not funded by traditional Housing Authority funds. The HAFC has been successful in obtaining other funds such as Tax Credit and HOME funds to expand the availability of affordable units.

The County of Fresno is supportive of strategies that address the prevention of homelessness for all individuals including families and families with children.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	194,600	271,000	39%
Median Contract Rent	752	854	14%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	7,658	24.6%
\$500-999	16,270	52.2%
\$1,000-1,499	5,706	18.3%
\$1,500-1,999	1,033	3.3%
\$2,000 or more	350	1.1%
Total	31,017	99.5%

Table 31 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,231	No Data
50% HAMFI	7,552	2,451
80% HAMFI	19,003	9,321
100% HAMFI	No Data	15,329
Total	28,786	27,101

Table 32 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	991	997	1,258	1,772	2,029
High HOME Rent	668	769	929	1,065	1,169

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	567	608	730	842	940

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. Insufficient inventory of affordable housing remains a major barrier to homeownership—and also contributes to increasing home prices and rents.

How is affordability of housing likely to change considering changes to home values and/or rents?

Over the next five years, affordability of housing will continue to remain a pressing concern for the majority of County residents. Housing markets can be difficult to predict, particularly in times of economic disruption or if a household loses assistance or subsidies they are accustomed to receiving. During the Covid-19 Pandemic, the rise of remote work saw high-earning workers traveling to lower cost-of-living areas, which Fresno County used to be. The influx of higher income households had the effect of driving up housing prices across the County. Due to their scarcity and insufficient quantities, home values and rents are expected to increase each of the next five years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents, particularly the Low HOME rent for those at or 50% AMI, fall substantially below Fair Market Rents—(FMR). The County’s new endeavor for HOME-funded TBRA may be impacted if landlords are unwilling to rent at or below the Low HOME rents—FMR or the TBRA Rent Standard adopted by the County. In that event, TBRA funds will be utilized for the development of new affordable housing to help increase the supply of housing affordable to those at or below 50% AMI.

Discussion

On May 30, 2025, County staff reviewed homes for sale in the Urban County utilizing public online real estate marketplaces (Zillow and Redfin). The following quantities of SFH priced at or below \$350,000 were observed for sale (erring towards the higher number if discrepancies were noted between the two sites): Fowler (2), Kerman (2), Kingsburg (1), Mendota (0), Orange Cove (1), Reedley (3), Sanger (0 for sale, 3 up for auction with actual sales prices expected to run higher), Selma (8), Unincorporated County – rough estimates (1 near Malaga, 3 near Riverdale, 1 near Burrell, 1 near Caruthers, 1 near San Joaquin, 1 near Del Rey, 2 near Gravesboro, and then 10+ homes near communities like Shaver Lake and Dunlap – which could reasonably be attributed to properties in these communities being at extreme-risk of

wildfires and the recent mass cancellation and non-renewal of homeowner's insurance policies across the entire State – making them uninsurable and infeasible for purchase by a low-income homebuyer).

With the exception of Mendota – which has zero homes listed regardless of price, this lack of housing inventory only exists in the affordable housing price range. The following quantities of SFH priced at or above \$351,000 were observed for sale (erring towards the higher number if discrepancies were noted between the two sites): Fowler (24), Kerman (10), Kingsburg (35), Mendota (0), Orange Cove (3), Reedley (19), Sanger (32), Selma (20). Home prices above \$351,000 in the Unincorporated County trended in excess of \$700,000 due to larger homes and larger parcels of land. Unsurprisingly, many homes were priced at or above NAR's median home value of \$419,383. Prices in Kingsburg started around \$525,000, while prices in Fowler started around \$448,000, and homes in Sanger started around \$405,000 – all in excess of HUD's maximum home values.

Although the County could perform its own price analysis of home values to submit to HUD to use in lieu of HUD's limits, the home priced at \$350,000 was already unaffordable to households at 80% AMI. This assessment applies specifically to homeownership activities. There remain many retirement-age households who purchased their homes when they were affordable, but cannot afford the cost of a roof replacement or ADA modifications to help them age in place. The County will closely monitor rehabilitation activities to identify whether HUD's after-rehabilitation home value limitations prove a barrier to qualifying needy low-income households for owner-occupied rehabilitation assistance.

The County further acknowledges that advertised sales prices do not always translate to final sales prices, but the observations made in May 2025 align with NAR data from December 2024 and the inability of a HOME-eligible household to qualify for a primary mortgage without multiple lines of government subsidy has been a long-term barrier to the County's downpayment assistance program.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

A standard condition home is one which satisfies all requirements of the HUD NSPIRE standards (<https://www.hudexchange.info/programs/nspire/>) and does not have any violations of health and safety codes. Homes that are substandard condition but suitable for rehabilitation will require no more than 75% of the home's value to remediate all issues.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	15,771	29%	13,902	45%
With two selected Conditions	443	1%	2,540	8%
With three selected Conditions	84	0%	50	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	38,837	70%	14,640	47%
Total	55,135	100%	31,132	100%

Table 34 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,019	20%	4,168	13%
1980-1999	12,770	23%	8,400	27%
1950-1979	24,398	44%	13,396	43%
Before 1950	6,971	13%	5,197	17%
Total	55,158	100%	31,161	100%

Table 35 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	31,369	57%	18,593	60%
Housing Units build before 1980 with children present	9,224	17%	4,747	15%

Table 36 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

~~Homeowners on fixed incomes often lack the resources for costly repairs — such as replacement of roofs and HVAC units — both of which are necessary for the home to remain healthy for human habitation.~~

~~There are also an anticipated 7 rental properties (public housing converting to private market rate, or affordable housing created by rehabilitating or converting existing structures) which are anticipated to need sustaining or new commitments of local funds.~~

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Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

168 units are expected to need assistance during the next five years.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Additional Housing Authority Data is located in the Appendix. The data describes Area Median Income (AMI) breakdowns of Housing Choice Vouchers (HCV), Public Housing Units, and Miscellaneous Housing Units. Also included are two tables describing the physical condition of public housing units.

Totals Number of Units

	Certificate	Mod-Rehab	Program Type						
			Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			455	1,008	11	764	119	19	95
# of accessible units			4						

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 38 – Total Number of Units by Program Type

[Alternate Data Source Name: Housing Authority of Fresno County data Data Source Comments:](#) [PIC \(PIH Information Center\)](#)

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Describe the supply of public housing developments:

BoxScore Summary			
County PHA - LIPH and ACC Units			
Date 10/10/2024			
Availability			
Code	Name	City	Units
211803	LIPH Sunset I - County ...	Reedley, CA	20
211806	LIPH Cazares Terrace - ...	Huron, CA	24
211807	LIPH Heisen Terrace - C...	Kerman, CA	40
211808	LIPH Mendoza Terrace - ...	Firebaugh, CA	44
211809	LIPH Taylor Terrace-28 ...	San Joaquin, CA	27
211810	LIPH Marcelli Terrace - ...	Highway City, CA	24
211811	LIPH Mendoza Terrace II...	Firebaugh, CA	28
211815	LIPH Del Rey Complex - ...	Del Rey, CA	29
211816	LIPH Firebaugh Elderly ...	Firebaugh, CA	30
211817	LIPH Laton Apartments - ...	Laton, CA	20
211818	LIPH San Joaquin Apartm...	San Joaquin, CA	20
211819	LIPH Biola Apartments - ...	Biola, CA	12
211824	LIPH Pinedale Apartment...	Pinedale, CA	41
211829	LIPH Cardella Courts - ...	Firebaugh, CA	32
211832	LIPH Pinedale Apts 28-3...	Pinedale, CA	16
211835	LIPH DeSoto Gardens - C...	Fresno, CA	40
613003	ACC Granada Commons (Kerman...	Kerman, CA	8
Total			455

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

In Fresno County, HAFC currently operates 455 Public Housing units. Unit sizes at each location vary from 1-4 bedrooms, with 2-and 3-bedroom units being the most common sizes. There is a heavy demand for all unit types. Below is a list of the Public Housing properties in Fresno County:

Public Housing Condition

REAC Scores		
County PHA - LIPH and ACC Units		
Date 10/10/2024		
Availability		
Code	Name	Most Recent
211803	LIPH Sunset I - County ...	90
211806	LIPH Cazares Terrace - ...	77
211807	LIPH Helsem Terrace - C...	91
211808	LIPH Mendoza Terrace - ...	82
211809	LIPH Taylor Terrace-28 ...	77
211810	LIPH Marcelli Terrace - ...	91
211811	LIPH Mendoza Terrace II...	82
211815	LIPH Del Rey Complex - ...	90
211816	LIPH Firebaugh Elderly ...	82
211817	LIPH Laton Apartments - ...	90
211818	LIPH San Joaquin Apartm...	77
211819	LIPH Biola Apartments - ...	91
211824	LIPH Pinedale Apartment...	84
211829	LIPH Cardella Courts - ...	82
211832	LIPH Pinedale Apts 28-3...	84
211835	LIPH DeSoto Gardens - C...	84
613003	ACC Granada Commons (Kerman...	93
Average Score		85

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

REAC Scores		
County PHA - LIPH and ACC Units		
Date 10/10/2024		
Availability		
Code	Name	Most Recent
211803	LIPH Sunset I - Gbunty...	90
211806	LIPH Cazares Terrace - ...	77
211807	LIPH Hebem Terrace - C...	91
211808	LIPH Mendoza Terrace - ...	82
211809	LIPH Taylor Terrace-28 ...	77
211810	LIPH Marcelli Terrace - ...	91
211811	LIPH Mendoza Terrace II...	82
211815	LIPH Del Rey Complex - ...	90
211816	LIPH Firebaugh Elderly...	82
211817	LIPH Laton Apartments - ...	90
211818	LIPH San Joaquin Apartm...	77
211819	LIPH Biola Apartments - ...	91
211824	LIPH Pinedale Apartment...	84
211829	LIPH Cardella Courts - ...	82
211832	LIPH Pinedale Apts 28-3...	84
211835	LIPH DeSoto Gardens - C...	84
613003	ACC Granada Commons (Kerman...	93
Average Score		85

Public Housing Condition REAC Scores

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Public Housing units operated by H AFC receive biannual inspections and all inspections are currently up to date. H AFC was unable to enter units during the COVID-19 pandemic and there were some delays in bringing inspections back on schedule. Units are inspected once at the time of annual recertification and again to check coolers and HVAC before the summer months. If a unit has a swamp cooler, staff will return to the unit a third time to shut off the water supply to the cooler in the winter when it is not needed.

The available funding is not adequate to properly maintain the aging Public Housing inventory in Fresno County. Most properties were built in the 1950s and need substantial capital improvements. In addition to unit upgrades, the properties need asphalt, roofs, gates, and additional or upgraded irrigation systems. Based on inspections, most units are experiencing regular issues with plumbing, inadequate cooling systems for the extreme Central Valley heat, and foundation issues due to shifting soil in cities such as Firebaugh and San Joaquin. Cosmetic upgrades to windows, flooring, and cabinets are also in high demand but are often low-priority due to more urgent repairs. [Below](#) is a list of the most recent Real Estate Assessment Center (REAC) inspection score for each public housing development:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

H AFC strategy includes biannual inspections and a preventative maintenance schedule that helps to identify routine and capital improvements needed. H AFC maintains a current list of target properties that may benefit from improvements over the next few years, including public housing within the Urban County jurisdiction.

H AFC’s Resident Opportunities and Self-Sufficiency (ROSS) program serves residents of public housing by providing linkages to local resources through case-management services. Services are offered through public and private resources, for supportive services and resident empowerment activities. The goal of the program is to assist families to increase their earned income, eliminate the need for cash-aid, and make progress toward achieving economic independence. Place-based services are offered onsite public housing properties to eliminate barriers to transportation and childcare.

H AFC also offers the Sherwin Williams “Home Work” Painter training program, a 5-day course of intense training and testing for the Environmental Protection Agency Renovation and Repair and Painting Certifications, to residents of public housing. Participants received hands-on experience by working in groups and using the skills they learned to paint apartment units. The training included discussions on ethics, responsibility, dedication, and commitment to apply in any new employment and training opportunities. At graduation, a representative from local workforce development centered programs provide information on their opportunities. Opportunities presented included soft-skills employment workshops, training opportunities and employment linkages. All program participants receive a Sherwin Williams certificate of completion and are placed in the FH skills assessment database to inform them of future employment and training opportunities.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

A variety of homeless facilities and services continue to be added to the community. Inventory currently consists of emergency shelters, transitional housing, rapid rehousing, and permanent supportive housing options. There remains a shortage of emergency shelter beds, the existing beds have a high utilization rate, and still, many remain unsheltered. The County of Fresno is supportive of strategies that address the diversion of individuals and families from the homeless response system, as well as the prevention of homelessness for all individuals including families and families with children.

A description of agencies and facilities providing services to the homeless is included in the Appendix.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	297	0	59	257	<u>0</u>
Households with Only Adults	1,234 1,234	0	126	1,176 1,176	<u>0</u>
Chronically Homeless Households	0	0	0	1,099 1,099	<u>0</u>
Veterans	39	0	60	668	<u>0</u>
Unaccompanied Youth	10	0	12	0	<u>0</u>

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source: ~~2023-2024 Housing Inventory Chart~~

~~Agencies and facilities providing services to the homeless or those threatened with homelessness.~~

The following is a list of agencies and facilities that provide services to the homeless or those who may be at risk of homelessness:

~~**Catholic Charities Diocese of Fresno** — ccdof.org: Provides emergency food, clothing, diapers, and rent/mortgage assistance.~~

~~**Central California Legal Services, Inc.** — centralcallegal.org: Assist the homeless with legal problems related to health, welfare, and public benefits.~~

~~**Evangel Home, Inc.** — evangelhome.com: Provides temporary emergency shelter to single women and women with children.~~

~~**Fresno County Department of Behavioral Health** — <https://www.co.fresno.ca.us/departments/behavioral-health>: Provides permanent supportive housing for men and women counseling, advocacy, street outreach, substance abuse treatment, life skills, mental health counseling and transportation.~~

~~**Fresno County Economic Opportunities Commission (Fresno EOC)** — fresnoeoc.org/housing: Provides permanent supportive housing for men, women and families; bridge housing, rapid rehousing, and transitional housing for transitional aged youth (18-24); Youth Shelter to at risk, runaway, and homeless youths.~~

~~**Fresno County Office of Education, Homeless Youth Education Services** — fyes.fcoe.org: Provides services to homeless school age children. The goal is to provide access to educational opportunities.~~

~~**Housing Authority of Fresno County** — (559) 443-8400 — Provides permanent supportive housing to men, women, families, veterans and veteran families, persons with HIV/AIDS and their families, counseling, advocacy, life skills, street outreach and mental health counseling. Housing choice vouchers, public housing and conventional housing programs to assist income eligible residents.~~

~~**Fresno Rescue Mission** — fresnorm.org: Provides temporary housing, food, and clothing to men, women, and children; residential substance abuse treatment program for men.~~

~~**Holy Cross Health and Wellness Center** — <https://www.samc.com/location/holy-cross-health-and-wellness-center>: Services include rapid rehousing services, parenting and financial literacy programs that promote self-sufficiency and family cohesion, diversion services to prevent homelessness, short-term case management to formerly incarcerated individuals and outpatient treatment for substance use and behavioral health.~~

~~**Marjaree Mason Center** — mmcenter.org: Provides safe house for victims of domestic violence including counseling, case management, advocacy and life skills.~~

~~**Poverello House** — poverellohouse.org: Provides meals, emergency clothing, showers, referrals, residential substance abuse treatment for men; temporary housing for men and women; advocacy, counseling, life skills, street outreach and transportation.~~

~~**Naomi's House** — poverellohouse.org: Provides temporary housing for single women only, case management, life skills, street outreach, advocacy and transportation.~~

~~**Salvation Army** — fresnoarc.salvationarmy.org: Provides emergency food, some utility and rental assistance, substance abuse treatment for men and women.~~

~~**Turn Behavioral Health Services** — turnbhs.org: Provides permanent supportive housing for women and children; counseling, advocacy, substance abuse treatment, life skills and mental health counseling.~~

~~**Turning Point of Central California** — tpocc.org: Provides permanent supportive housing for men, women and families with counseling, advocacy, education, life skills, street outreach and mental health counseling.~~

~~**United Way** — uwfm.org: Provides guidance to local service organizations and trusted resources.~~

~~**VA Central California Health Care System** — fresno.va.gov: Provides services to veterans and their families, permanent supportive housing, counseling, advocacy, substance abuse treatment, health care, life skills, street outreach, mental health counseling and transportation.~~

~~**WestCare California** — westcare.com: Provides permanent supportive housing for families, rapid rehousing for men, women and families; services to veterans and their families; counseling, advocacy, residential substance abuse treatment, life skills, street outreach, mental health counseling and transportation.~~

~~[Data Source Comments:](#) [2023-2024 Housing Inventory Chart](#)~~

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Emergency Solutions Grants (ESG) service providers refer homeless persons to all appropriate and available ancillary services in Fresno County. Some of the mainstream services available through the Department of Social Services include Medi-Cal, CalFresh, General Relief, CalWORKs and various other programs. Persons may also be referred to mental health services through the Department of Behavioral Health. Clients may also be referred to CalFresh Employment & Training program (CFET) which is a voluntary program that helps people on CalFresh gain skills, tools, basic education, training and work experience to increase access to better jobs and higher wages. There are also various community partners that provide employment and training services, substance abuse treatment, and food commodities among other services. Each of the individuals and families assisted through the FMCoC is evaluated for referrals to mainstream services to address barriers to housing stability and ensure the most basic needs are met along with the appropriate housing interventions.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The County continually accesses the services available in the community and funds services that are missing or available minimally to assist those experiencing homelessness. Through its ESG, Homeless Housing Assistance and Prevention (HHAP), and other state funds, the county is able to provide a wide continuum of services including street outreach, emergency shelters, rapid rehousing, diversion, and landlord engagement services. Additionally, the County funds emergency shelter and rapid rehousing services available specifically to youth ages 18-24.

The County's strategy for eliminating chronic homelessness begins with its participation in the FMCoC and continues through its support of activities that reduce instances of chronic homelessness. One source of funds provided by the County to lend financial support to end chronic homelessness comes through its allocation of State funds provided through the California Department of Social Services for the Housing and Disability Advocacy Program (HDAP). HDAP provides temporary shelter, housing navigation, and disability advocacy that will provide clients with income to maintain their permanent housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The County will make CDBG and HOME funds available to assist non-homeless special needs populations to remain housed and/or provide opportunities and tools to access the services needed to maintain an independent, quality lifestyle. Non-homeless special-needs populations identified for Fresno County include the elderly, ~~those living on a fixed income, disabled and, large family~~ single parent headed households, persons with HIV/AIDS, public housing residents, agricultural laborer households, households on the Benefits Cliff, and low-income households referred by the Department of Social Services. The specific objective identified is to assist these populations to ~~remain housed in~~ find and retain decent, safe, and sanitary housing. This will be accomplished by providing housing assistance for rehabilitation of owner-occupied housing. Additionally, for those who need affordable housing, the County will continue to provide HOME funds to qualified Community Housing Development Organizations (CHDOs) or other qualified affordable housing developers for the continued development and preservation of affordable housing.

~~Development Organizations (CHDOs) or other eligible affordable housing developers for the continued development of affordable housing.~~

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing and services for the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents are provided on a County-wide basis by a variety of non-profit and/or local agencies. Non-homeless special needs populations identified for Fresno County ~~include are described in the elderly, farmworkers and large family households introduction to this section.~~ The specific objective identified is to assist these populations to remain housed in decent, safe, and sanitary housing conditions. This will primarily be accomplished by providing housing assistance for rehabilitation of owner-occupied housing ~~and~~ tenant-based rental assistance (TBRA). Additionally, for those who need affordable housing, the County will continue to provide HOME funds to qualified Community Housing Development Organizations (CHDOs) and to other developers for the continued development of affordable housing. ~~All the New~~ affordable housing developments are required to provide an array of supportive/social services to the residents ~~such as English as a Second Language Classes (ESL), (e.g. computer classes or after-school tutoring-).~~

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

~~An inventory of facilities that provide services for non-homeless persons with special needs is provided below. The inventory focuses specifically on sub-populations: persons with AIDS and related diseases,~~

alcohol and other drug abuse problems, developmentally disabled persons, the elderly, physically handicapped, and persons with severe mental illness.

Inventory of facilities providing services for non-homeless persons with special needs.

The Fresno Madera Area Agency on Aging (FMAAA) — fmaaa.org: In addition to providing a list of assisted subsidized housing, FMAAA offers an extensive website of senior services. Available subsidized assisted living housing facilities provide either studios or one-bedroom units that may include meals, transportation, security, housekeeping services, call systems, and assisted living.

DEVELOPMENTALLY DISABLED

The Central Valley Regional Center — cvrc.org: The Center provides diagnosis, evaluation, and case management. Through the coordination of a developmentally disabled agency resource directory, the Center can arrange a variety of services for the developmentally disabled throughout central California. Any time a client cannot be placed in Fresno County, the CVRC can place the client through its statewide network of 26 regional centers. CVRC also maintains an extensive website of information for Elderly Residential Care.

ALCOHOL AND OTHER DRUG ABUSE

Fresno County Hispanic Commission on Alcohol and Drug Abuse Services, Inc. — www.hispaniccommission.org: Provides a 3-month to 1-year inpatient program for first and second time DUI offenders. The program also provides outpatient treatment for persons with alcohol abuse only.

Fresno Rescue Mission — www.fresnorm.org: Provides a 1-year residential program with six months spent in transitional housing. The program is for men impacted by homelessness, drug and alcohol addiction and physical and mental abuse.

Salvation Army — fresnoarc.salvationarmy.org: Provides shelter, medical care, counseling, vocational training and social services to help men recover from alcohol and other social handicaps. Offers housing, work, and group/individual therapy to prepare men with a substance abuse problem to be rehabilitated and return to society with gainful employment.

Sierra Tribal Consortium — sierratribal.org: Provides a 90-day and nine-month treatment and recovery program for Native Americans, including individual treatment plans to promote healing. Applicants must be able to provide documentation of their American Indian ancestry.

VA Medical Center, Chemical Dependency Treatment Program — fresno.va.gov: Veteran centered care providing assessment, diagnosis and treatment for successful recovery from addiction. Provides a 16-week outpatient program that includes relapse mode to individuals ages 25-70, in a group therapy setting. Emphasis is placed on relapse prevention, behavioral skills training and motivational training.

Family and Youth Alternatives — turnbhs.org: Offers substance abuse treatment through Juvenile Drug Court and Post Release Outpatient (court ordered programs) and Outpatient Drug Free (available to any adolescent wanting to attend).

~~WestCare California — westcare.com: Provides substance abuse programs including outpatient and residential sober living programs.~~

~~Kings View Behavioral Health — kingsview.org: Serving rural communities, provides behavioral health and social services to those with limited resources in the road to recovery from drugs and alcohol.~~

~~Baart Programs — baartprograms.com/baart-e-street: Provides medically assisted treatment for opioid addiction.~~

AIDS AND RELATED DISEASES

~~The Living Room — westcare.com: Provides a drop-in advocacy and referral center for persons with HIV, AIDS, and AIDS-related illnesses. Services include case management, food pantry, housing opportunities for people with AIDS (HOPWA), and linkage to medical care.~~

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

~~This question is duplicative to the one below. As the County is an entitlement grantee, the answer is provided in the question below.~~

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

~~The County will continue to use its Federal resources in collaboration with other compatible resources that may be provided to the County in the coming year to support and fund eligible activities that advance HUD's objectives for the CBDG, HOME and ESG Programs and HOME programs through the Community Development Division.~~

~~The County's Department of Public Works and Planning, Community Development To support non-homeless persons with special needs, the Division will continue to administer the Urban County Program. The Community Development Division oversees project development and product delivery of the CBDG and HOME funds and is also charged with seeking other outside funding sources to supplement CBDG and HOME for the various eligible activities. The Affordable Housing Programs administered by the Division is the umbrella program for all housing activities, and includes activities~~

~~such as Housing Rehabilitation/Reconstruction, Homebuyer, Tenant-Based Rental Assistance, (TBRA), and Affordable Housing Development -- including new multifamily construction, new single-family construction, multifamily rehabilitation, and rental rehabilitation. All multifamily affordable housing developments funded with County the County's HOME funds must ensure that a portion of the units are accessible units support households with mobility and sensory needs. Housing rehabilitation assistance includes physical home improvements designed to assist the elderly, frail elderly, and the disabled to remain in their homes-~~

~~and other special-needs populations afford critical repairs that would otherwise impact the health and safety of their homes. TBRA will be reserved for special needs populations, as the demand for TBRA will outweigh the County's ability to offer the program. The County's other For entitlement/consortia grantees. Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91-215(e) with respect to persons who are not homeless but have other special needs. Link to one year goals. (91-220(2))~~

~~The County will continue to use its Federal resources in collaboration with any other compatible resources that may be provided to the County in the coming year to support and fund eligible activities that advance HUD's objectives for the CDBG, HOME and ESG Programs.~~

The County's Department of Public Works & Planning, Community Development Division, will continue to administer the Urban County Program. The Community Development Division oversees project development and product delivery of the CDBG and HOME funds and is also charged with seeking other outside funding sources to supplement CDBG and HOME for the various eligible activities. The Affordable Housing Programs administered by the Division is the umbrella program for all housing activities, and includes activities such as Housing Rehabilitation/Reconstruction, Homebuyer Assistance, and Affordable Housing Development. The County's Affordable Housing Programs are available to all eligible low- to moderate-income persons. Special Needs populations are encouraged to utilize the programs and services provided. These programs and their goals annually are included in the Annual Action Plan.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are significant barriers to affordable housing expected during the next five-year planning period including the availability of affordable residential properties for rent or purchase and the high cost of new construction. Additionally, public policies, though often well-intentioned, can unintentionally create barriers to affordable housing and residential investment. These policies can disproportionately impact vulnerable populations, exacerbating challenges for those who are already struggling to secure stable housing. Below is an analysis of specific factors that negatively impact access to affordable housing:

Family Size - Larger families, especially in rural areas, face significant challenges due to the limited availability of larger rental units. Housing developers and landlords are often hesitant to invest in building or maintaining larger units, resulting in insufficient options for families requiring three or more bedrooms.

Citizenship Impacts on Family Housing Subsidies – Families with mixed immigration statuses face unique difficulties in accessing housing subsidies. Federal policies restrict subsidies to citizens or qualifying non-citizens, often leaving mixed-status families unable to cover the remaining rent portion. This financial gap places them at a higher risk of housing instability. The County will comply with the Personal Responsibility and Work Opportunity Act of 1996 (PRWORA) (Public Law 104-193) and will verify the immigration status of noncitizen applicants and participants in its assistance programs by using the Systematic Alien Verification for Entitlements (SAVE) system.

Rental History – Tenants with past evictions, gaps in rental history, or no previous rental experience can be excluded from housing opportunities, regardless of their current financial stability or behavior. Credit Checks – Credit checks are often used as a criterion for tenant selection, disproportionately affecting low-income individuals and those with a history of financial hardship. This practice can unfairly penalize tenants who might otherwise be responsible renters.

Criminal Background Checks – The federal mandate allowing criminal background checks for housing applicants poses one of the most significant barriers to housing access for low-income households. Individuals with prior convictions, even for minor offenses, are frequently excluded from housing opportunities. This barrier perpetuates cycles of homelessness and instability, particularly for those attempting to reintegrate into society after incarceration.

Income Requirements – Income requirements for non-Low-Income Public Housing (LIPH) units often exceed what many low-income families can afford. These thresholds can disqualify applicants even when they have subsidies or other means to cover rent. This creates a gap in the housing market for those who do not meet strict income criteria but are still in need of affordable options. Additionally, many landlords require renters to maintain a monthly income of three to five times the monthly rent.

while using this requirement to exclude renters seeking to utilize a Housing Choice Voucher or other rental subsidy. Effective January 1, 2020, California prohibited discrimination based on source of income, but landlords remain who fail to understand that for a subsidized household, the required amount of income is calculated based off of the household's share of the rent. The County continues to look for ways to educate landlords and property owners to ensure compliance with State and Federal antidiscrimination laws.

Narrative continues in the Appendix.

~~Rental History—Tenants with past evictions, gaps in rental history, or no previous rental experience can be excluded from housing opportunities, regardless of their current financial stability or behavior. Credit Checks—Credit checks are often used as a criterion for tenant selection, disproportionately affecting low income individuals and those with a history of financial hardship. This practice can unfairly penalize tenants who might otherwise be responsible renters.~~

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~~Definition of Homelessness—The narrow federal definition of homelessness excludes many individuals and families from qualifying for housing assistance. For instance, those living temporarily with friends or family (commonly referred to as “couch surfing”) or in overcrowded conditions are often not considered homeless, leaving them without critical housing support.~~

~~AB 1482 Rent Caps—California Assembly Bill 1482, which is designed to stabilize rents by capping annual increases, but may inadvertently discourage some new landlords from entering the market. The law's protections, while aimed at preserving affordability, can deter investment in residential properties by limiting potential returns.~~

~~Just Cause Eviction Policies—Just cause eviction requirements, which aim to protect tenants from unjust evictions, have created barriers for landlords attempting to end leases. These restrictions can discourage property owners from renting to tenants in the first place, fearing the legal and financial complexities involved in removing problematic occupants.~~

~~Environmental Regulations—Although the State of California has relaxed or waived many environmental regulations that could be used to delay or deny the construction of affordable housing, Federal regulations remain in place. While it is very important for low-income populations to have affordable housing sited in locations that promote long term health and wellbeing, Federally funded projects have added paperwork, regulatory burdens, and costs that would not otherwise be incurred but for the inclusion of Federal dollars.~~

~~While public policies often aim to address housing inequities and tenant protections, they can inadvertently create barriers to affordable housing and residential investment. These challenges highlight the need for a balanced approach that considers both tenant protections and the incentives required for landlords and developers to invest in affordable housing solutions. Addressing these issues through thoughtful policy revisions and enhanced support systems is essential to fostering a more inclusive and equitable housing market.~~

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This report provides a detailed analysis of Fresno County's economic landscape, incorporating data from the U.S. Census Bureau 2016-2020 American Community Survey 5-Year Estimates. The report highlights major employment sectors, workforce and infrastructure needs, economic impacts from planned investments, workforce skills alignment, training initiatives, and strategic economic development efforts. These findings aim to support sustainable growth and align with Fresno County's Consolidated Plan.

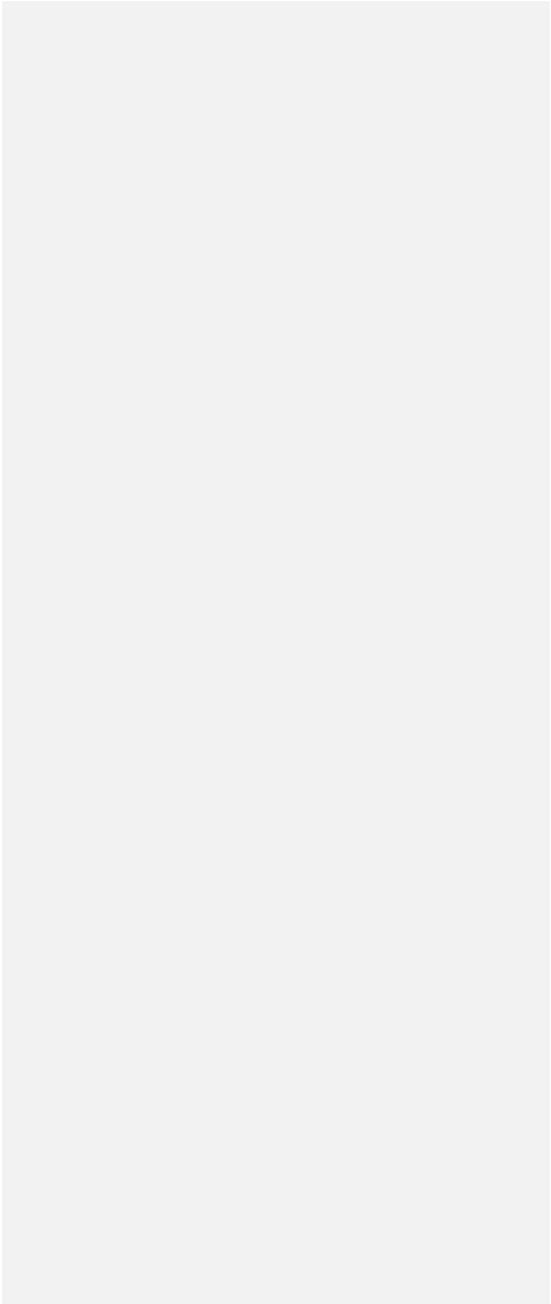
Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	8,601	13,471	<u>2223</u>	<u>4041</u>	18
Arts, Entertainment, Accommodations	3,725	2,768	10	8	<u>-12</u>
Construction	2,114	833	<u>56</u>	<u>23</u>	-3
Education and Health Care Services	6,679	4,745	<u>1718</u>	<u>1415</u>	-3
Finance, Insurance, and Real Estate	1,204	555	3	2	-1
Information	322	147	1	0	<u>0-1</u>
Manufacturing	4,059	3,102	<u>1011</u>	9	<u>-12</u>
Other Services	985	437	3	1	<u>-12</u>
Professional, Scientific, Management Services	1,346	400	<u>34</u>	1	<u>-23</u>
Public Administration	0	0	0	0	0
Retail Trade	4,211	3,695	11	11	0
Transportation and Warehousing	1,484	783	4	2	<u>-12</u>
Wholesale Trade	2,255	1,787	6	5	<u>0-1</u>
Total	36,985	32,723	--	--	--

Table 41 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)



Labor Force

Total Population in the Civilian Labor Force	126,588
Civilian Employed Population 16 years and over	116,305
Unemployment Rate	8.08
Unemployment Rate for Ages 16-24	15.06
Unemployment Rate for Ages 25-65	5.25

Table 42 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	20,689
Farming, fisheries and forestry occupations	7,589
Service	11,414
Sales and office	22,880
Construction, extraction, maintenance and repair	24,288
Production, transportation and material moving	8,006

Table 43 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	69,570	66%
30-59 Minutes	29,432	28%
60 or More Minutes	7,106	7%
<i>Total</i>	<i>106,108</i>	<i>100%</i>

Table 44 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	56,112	7,982	37,066

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	81,667	5,641	33,695
Some college or Associate's Associate's degree	114,387	5,820	32,894
Bachelor's Bachelor's degree or higher	106,961	3,796	16,511

Table 45 - Educational Attainment by Employment Status

Data Source Comments: ~~2016-2020 ACS~~

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	402	2,970	5,789	12,431	7,528
9th to 12th grade, no diploma	2,798	3,670	3,463	6,955	3,582
High school graduate, GED, or alternative	9,251	11,055	8,840	15,814	8,436
Some college, no degree	10,345	11,193	7,290	14,308	9,401
Associate's degree	1,537	4,248	3,214	5,327	2,720
Bachelor's degree	1,400	5,073	4,660	7,763	5,342
Graduate or professional degree	30	1,352	1,953	4,450	3,350

Table 46 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$30,746.00
High school graduate (includes equivalency)	\$40,103.00
Some college or Associate's Associate's degree	\$41,351.00
Bachelor's Bachelor's degree	\$70,236.00
Graduate or professional degree	\$85,476.00

Table 47 – Median Earnings in the Past 12 Months

Data Source Comments: ~~2016-2020 ACS~~

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Fresno County include agriculture and food processing, healthcare and education services, retail trade, and professional services. According to the U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, educational services, healthcare, and social assistance represent the largest sector, employing 24.7% of the workforce (100,999 workers). Agriculture, forestry, fishing, and hunting account for 8.8% (36,163 workers), highlighting the county's strong agricultural roots. Retail trade employs 10.6% of workers (43,380), while professional, scientific, management, and administrative services contribute 9.1% (37,345). Together, these sectors illustrate the **diversitywide breadth** of Fresno's employment base and its reliance on both traditional and emerging industries.

Describe the workforce and infrastructure needs of the business community:

The business community in Fresno County faces a variety of workforce and infrastructure needs. According to the Census Bureau data, the unemployment rate is 8.9%, indicating that while many individuals participate in the labor force, there is room to better align skills with industry needs. Workforce gaps include shortages in skilled labor for manufacturing and logistics as well as advanced technical roles in healthcare and STEM fields. Educational attainment data shows that only 22.0% of adults aged 25 and over hold a bachelor's degree or higher, suggesting a need for enhanced educational pathways. Notably, educational attainment varies significantly by age group. For example, 84.7% of adults aged 25 to 34 are high school graduates, and 22.2% hold a bachelor's degree, whereas those aged 45 to 64 have lower high school graduation rates (74.0%) and slightly lower rates of bachelor's degrees (21.0%). On the infrastructure side, Fresno's businesses require improved water and sewer capacity, modernized electricity systems, and expanded broadband to support technological growth. Enhanced transportation networks, including public transit, are also critical to ensuring workforce mobility and access to employment centers.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Fresno County is undergoing significant changes that may impact its economy. Business closures in the agricultural sector have increased as firms face rising costs of inputs, interest rates, and labor, among other factors. Public sector investments, such as upgrades to water infrastructure and transportation systems, aim to address long-standing challenges. High-speed rail and other local transit improvements are expected to enhance connectivity. Private sector initiatives, including the expansion of the logistics sector and ag-tech innovations, are likely to create job opportunities in specialized fields. The county's participation in renewable energy projects further positions it as a leader in sustainable development. However, these changes also create needs for workforce development in areas like logistics and renewable energy, as well as infrastructure upgrades to support increased demand for utilities and broadband access.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education levels of Fresno County’s workforce reflect both strengths and challenges in meeting employment opportunities. Among residents aged 25 and over, 77.3% are high school graduates or higher, and 22.0% hold a bachelor’s degree or higher. Educational attainment by age group reveals disparities, with younger populations (25 to 34 years) achieving higher levels of education (84.7% high school graduates, 22.2% bachelor’s degree) compared to older age groups like 65 years and over (74.8% high school graduates, 23.6% bachelor’s degree). These differences highlight ongoing shifts in educational access and achievement. Fresno’s employment landscape, dominated by agriculture and service-oriented sectors, aligns well with the 31.2% of workers engaged in management, business, science, and arts occupations and the 19.5% in service roles. Yet, there is a mismatch for industries requiring advanced technical skills, suggesting the need for expanded STEM and vocational training programs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Fresno County supports several workforce training initiatives to address skills gaps. Workforce Investment Boards (WIBs) offer programs in logistics, healthcare, and manufacturing, while community colleges provide certifications in AgTech and renewable energy, collaborating with Fresno State and the industry-focused Fresno County FAME (Federation for Advanced Manufacturing Education).

The Fresno County Economic Development Corporation's Good Jobs Challenge project, supported by partners like the Department of Social Services and the California High-Speed Rail Authority, focuses on upskilling residents for high-quality jobs in sectors like manufacturing, logistics, and construction, contributing to ~~inclusive~~ economic growth.

The Fresno County Workforce Board aligns training with regional economic needs, partnering with employers and educational institutions. Key initiatives include Valley Build and the Greater Sierra Forestry Corps, both aimed at building a skilled workforce and enhancing the regional economy.

The F3 AgTEC program, part of the \$65 million F3 Initiative, strengthens the agricultural technology workforce. Its Ag Systems Certificate program provides training in digital literacy, precision agriculture, and equipment operation.

Nonprofits also play a role, offering soft skills training to ~~underserved populations, low-income workers and job-seekers~~. These efforts, aligned with Fresno County's Consolidated Plan, address the low educational attainment among young adults (only 6.9% with a bachelor's degree) and aim to bridge the gap between workforce capabilities and industry demands.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, Fresno County actively participates in the Comprehensive Economic Development Strategy (CEDS). Fresno County is currently leading the development of the 2025-2030 Comprehensive Economic Development Strategy (CEDS) in partnership with the Fresno County Economic Development Corporation (EDC) and consulting firm TIP Strategies. Through an additional grant from the U.S. Economic Development Administration (EDA), this CEDS development process involves extensive stakeholder engagement through roundtable discussions with municipal entities, workforce development organizations, key businesses, and community groups. These discussions aimed at identifying workforce, infrastructure, and business needs. To date, the Fresno County CEDS 2025-2030 planning process has convened 16 community meetings and 24 roundtable discussions, resulting in over 200 unique participants. An online community vision survey received over 600 responses.

A SWOT analysis has been conducted to evaluate the county's strengths, weaknesses, opportunities, and threats. This holistic approach will culminate in the creation of a strategic direction for economic development. The planning process is expected to conclude in Summer 2025, with an aim for the resulting strategy to be inclusive, actionable, and digitally integrated, as well as accessible in multiple languages. Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The drafted Fresno County CEDS <TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686] PLAN_SECTION_ID=[1370705000]>

2025-2030, developed in partnership with EDC, has identified four main objectives: (1) Business Growth, (2) Workforce Development, (3) Infrastructure & Real Estate, and (4) Quality of Place, and details several objectives and recommendations that coordinate with the Consolidated Plan, and with broader HOME, CDBG, and ESG objectives.

Particularly within Objective 4, Quality of Place, several draft strategies outline opportunities to bolster economic development that can leverage federal housing and community development programs:-

“Elevate the region’s quality of place by creating vibrant, resilient communities that attract talent and visitors and support local businesses.

4.1. HOUSING. Support affordable, diverse, and sustainable housing development in Fresno County to support workforce growth, attract new residents, and drive long-term economic vitality.

~~4.1.1. Expand and diversify the housing stock by leveraging financial tools, zoning adjustments, and public-private partnerships to support the development of attainable housing options that meet the needs of a growing workforce.~~

~~4.1.2. Encourage housing development near commercial centers to improve access to jobs, reduce transportation challenges, and align residential growth with employment hubs.~~

~~4.1.3. Strengthen pathways to homeownership by promoting financial literacy programs, supporting down payment assistance initiatives, and encouraging diverse housing options that accommodate first time and moderate income buyers.”~~

Discussion

Fresno County faces both challenges and opportunities as it moves toward a diversified and resilient economy. Strategic investments in infrastructure, education, and workforce development are essential to address current gaps. Collaboration among public, private, and nonprofit sectors will be critical to achieving the vision outlined in the CEDS and Consolidated Plan. By leveraging its strengths in agriculture, logistics, and innovation, Fresno County can build a prosperous ~~and inclusive~~ economic future.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

No, the Urban County area spans over 6,000 square miles and excludes the two major population centers, the City of Fresno and the City of Clovis. The four housing problems – lack of kitchen, lack of plumbing, overcrowded living conditions, and severe housing cost-burden persist in all communities served by the Urban County.

The County's 6th Cycle Housing Element, prepared as part of the County's General Plan, identified a critical need for additional housing at all income levels.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

This data was not assessed pursuant to Executive Order 14151. Comparable analysis may be found in the County's publicly-posted Housing Element.

With regard to low-income families, poverty is present throughout the Urban County, but it may exist in a crowded row of unpermitted mobile homes on the edge of a property belonging to a comparably wealthy farmer or rancher making its identification using statistical data with mean averages instead of medians difficult. It is also reasonable to conclude that a chilling effect in the 2020 Census resulted in a substantial undercount of low-income households with mixed status. Low population density throughout the unincorporated portions of the County also makes concentrated areas of low-income persons difficult to identify.

Within cities, housing insecurity is more hidden, as it may be disguised by families sharing overcrowded housing and making it more difficult to track. An approximation of need can be determined by waiting lists for Housing Choice Vouchers (also known as Section 8) and County staff also sought information collected by the Fresno County Office of Education (FCOE). At the beginning of each school year, parents of school-age children identify their housing situation share whether they have housing difficulties. The amount of households living in a doubled-up situation vastly exceeds the number of households identified as literally homeless.

What are the characteristics of the market in these areas/neighborhoods?

The housing market throughout the Urban County remains one where any affordable housing will be rented or sold in days, due to the overwhelming needs of cost-burdened residents. Beginning in 2020, with the start of the Covid-19 pandemic, Fresno County has attracted affluent remote-workers leaving very high cost of living areas who are understandably seeking more affordable housing. However, with an influx of new, high-income earners who don't work locally, the local housing market has been

impacted by new construction sold for higher and higher prices – which those moving to Fresno County can afford, but which are impossibly priced for the typical long-term County resident. Housing ownership is largely out of financial reach, even for households at 100% AMI.

Are there any community assets in these areas/neighborhoods?

Because of the County’s vast size, long-standing County policies have encouraged growth of the incorporated cities, where access to municipal water systems and public services are more ~~accessible~~ readily available than in rural areas of the County. Individuals in need of ongoing supportive services who reside in the most distant parts of the County must often choose between going without services, regularly travelling long distances, or relocating to a more metropolitan area – which can disconnect them from supports offered through their families and neighbors.

Throughout the Urban County area, like in nearly all locations within California, affordable housing is in high demand. Build it and they will come. To accommodate the needs of low-income households with limited access to transportation, affordable housing should ideally be sited in close proximity to public transportation, health care services, pharmacies, grocery stores, and parks.

Assets and public services in the unincorporated areas of the County are more limited, with most households needing to travel to nearby cities for better access – but affordable housing construction in these communities is still desirable as it may be an improvement to housing that already exists in the community in close proximity to agricultural work, or the household may have a private vehicle and is willing to drive for employment in order to obtain a below-market rate home price.

Are there other strategic opportunities in any of these areas?

The County continues its efforts to partner with community-based organizations and advocate groups, affordable housing developers, cities, and community service districts to improve resources and quality of life in all cities and unincorporated communities, while seeking additional State and Federal funding resources to support those efforts.

A critical barrier to growth in unincorporated communities outside of the cities’ sphere of influence is the limited access to potable water. Residents in these areas typically lack the financial capacity to bear the substantial costs associated with developing such essential infrastructure. Compounding this challenge, the public funding available to address water access needs represents only a fraction of what is required to serve all significantly affected areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The County of Fresno (County) reviewed data (current as of May 31, 2023) collected by the California Public Utilities Commission (CPUC) as part of its Broadband for All program within the California Department of Technology (<https://broadbandforall.cdt.ca.gov/>)-(https://broadbandforall.cdt.ca.gov/). California collects information on fixed terrestrial broadband availability and adoption, compiling information at the census block level, and makes information publicly available.

Fresno’s Urban County covers approximately 5,850 square miles. A review of the State’s Broadband for All data shows 2,675 square miles, approximately 45% of Fresno County, as unpopulated. This is largely due to the rural nature of the County and the existence of undeveloped areas in national forests and national parks in the eastern portion of the County. Since 2015, the Federal Communications Commission’s (FCC) standard used for broadband service speeds is the availability of a minimum 25 megabits per second (Mbps) download speed and a minimum 3 Mbps upload speed. In 2024, the FCC raised its speed benchmark for broadband to 100 Mbps download speed and 20 Mbps upload speed.

Census-Designated Place	Mass-Market Unserved Locations	Total Locations	Percentage of total locations-affected
Auberry	1,715	1,718	100%
Big Creek	143	143	100%
Biola	241	341	71%
Bowles	46	46	100%
Cantua-Creek	104	104	100%
Caruthers	759	759	100%
Centerville	154	154	100%
Coalinga	501	3,988	13%
Del Rey	30	355	8%
Easton	678	678	100%
Firebaugh	202	1,964	10%
Fowler	172	2,063	8%
Fresno	5,270	142,275	4%

Census-Designated Place	Mass-Market Unserved Locations	Total Locations	Percentage of total locations-affected
Friant	13	270	5%
Huron	953	1,025	93%
Kerman	251	3,781	7%
Kingsburg	132	3,995	3%
Lanare	142	142	100%
Laton	82	529	16%
Malaga	15	233	6%
Mendota	490	2,317	21%
Millerton	52	263	20%
Minkler	395	395	100%
Monmouth	42	42	100%
Orange Cove	109	1,820	6%
Parlier	166	2,873	6%
Raisin City	97	97	100%
Reedley	214	6,279	3%
Riverdale	105	985	11%
San Joaquin	34	803	4%
Sanger	249	7,085	4%
Selma	358	6,449	6%
Shaver Lake	2,062	2,325	89%
Squaw Valley	1,664	1,664	100%
Three Rocks	61	61	100%
Tranquillity	178	280	64%
West Park	292	292	100%
Westside	31	31	100%

Table: "Unserved by Broadband, by Census Designated Place" located in Appendix

Utilizing census data provided by the CPUC for mass market broadband availability for 38 communities in the County of Fresno, approximately 18,202 out of 198,624 households (approximately 10%) within

the County lack access to broadband internet. When the data for the metropolitan City of Fresno is removed, the census block data shows that approximately 12,932 out of 56,349 households (approximately 23%) remain unserved by broadband.

The FCC also collects broadband availability information (<https://broadbandmap.fcc.gov/home>), (<https://broadbandmap.fcc.gov/home>), but differs from the State of California in that it includes providers that deliver broadband via satellite as well as fixed terrestrial wireless connections.

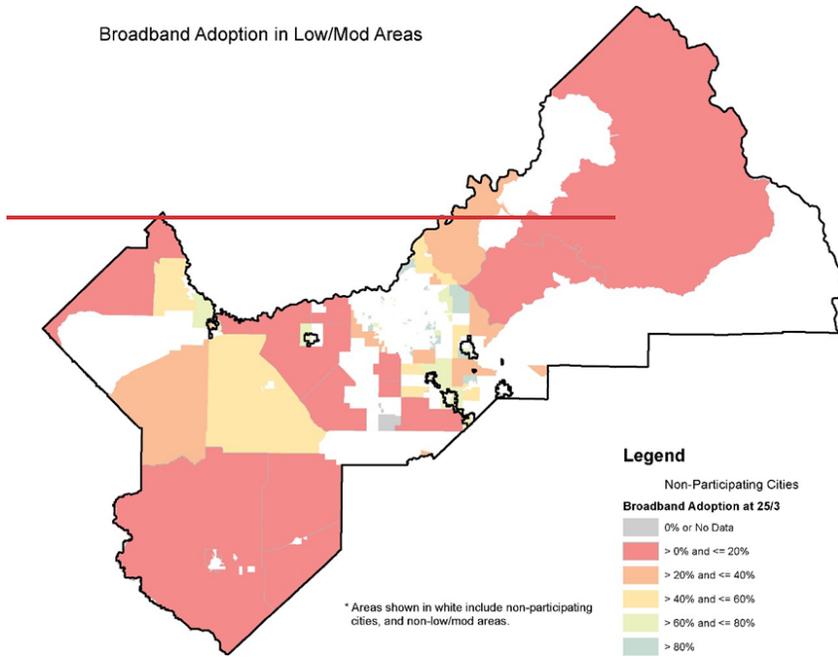
A review of FCC data shows that all areas of the Urban County are served by at least one provider at broadband speeds.

If available, the County will share information with the County's Community Development about State and Federal initiatives aimed at lowering the cost of broadband internet for the Community Development team to communicate those programs with applicants for first time homebuyers and housing rehabilitation. The County's Community Development team ~~will also update~~ has updated the Affordable Housing Development Loan application to indicate that units supported by the HOME Investment Partnerships Program (HOME) must include a proposal for how residents will have access to a broadband internet connection.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The cost of broadband internet, especially for low- and moderate-income households, is likely reducing the rate of broadband adoption in Fresno County. Using data from the State of California's Broadband for All program, the map below shows the rate of adoption for internet service meeting broadband speeds in low- and moderate-income areas, prior to the FCC updating their standard used for broadband service speeds as the availability of Broadband from 25 Mbps download speeds and 3 Mbps upload speeds, to the new standard of 100 Mbps download speeds and 20 Mbps upload speeds. Most of the Urban County area is in census tracts with broadband adoption of less than 40%.

Broadband Adoption in Low/Mod Areas



The cost of broadband internet for low- and moderate-income households has been helped by the implementation of the FCC's Affordable Connectivity Program (ACP). The ACP began on January 1, 2022, and replaced the Emergency Broadband Benefit program, which had begun during the COVID pandemic to help low-income households pay for broadband service. Eligible households enrolling in the ACP receive a discount of up to \$30 per month for internet service from participating internet providers. California's Broadband for All program lists information regarding the ACP in California, but only at the County level, which includes the City of Fresno and other cities not participating in the Urban-County program. The data shows that 57% of households in Fresno County are eligible to participate in the ACP. However, as of February 2024, ACP enrollment in Fresno County totals 95,774 households (approximately 55% of all eligible households), indicating a lack of awareness of the program.

IMAGE - "Broadband Adoption Map of Fresno County" located in Appendix

Fixed broadband service can generally be provided either through cable lines originally developed and installed for cable television, fiber optic cables installed to the home, or digital subscriber line (DSL) using telephone lines to deliver broadband service. Satellite internet and terrestrial fixed wireless can also deliver broadband service without requiring a direct connection to the home. Increased competition by the addition of new broadband service providers can help to reduce prices for broadband internet.

Based on research by BroadbandNow, average broadband pricing is 15% lower for those living in areas with at least three service providers.

The following table focuses on fixed broadband service providers and uses data collected by the FCC on providers serving census blocks in the Urban County. Due to differences in reporting between the FCC and the State of California, the total number of households in the Urban County differs from that listed previously.

Fixed Broadband Service Providers at Broadband Speeds:	Area of County (Square Miles)	Number of Low/Moderate Income Households
Only served by non-fixed broadband (Satellite or wireless)	2,157	26,081
One service provider available	1,174	23,128
Two service providers available	2,518	37,121
Three service providers available	<1	8

TABLE - "Low/Moderate Income Household Access to Broadband Service Providers" available in Appendix.

As part of the County of Fresno’s broadband initiatives, the County conducted a survey of 15 local rural communities to gather feedback regarding broadband availability, adoption, and challenges.

Although approximately 74% of respondents reported having access to internet at home, 10% of respondents reported having a fiber optic connection at home, 34% have internet access through their cable provider, and 33% can only access the internet through mobile hotspot or cellular devices.

Approximately 70% of respondents reported that “cost” was the primary reason for not having internet at home, while 50% of respondents reported that “availability in my area” was their primary challenge.

~~Equitable~~ Broadband access for low- and moderate-income households within the communities surveyed ~~are~~ essential for employment opportunities and schooling as well as accessing critical services such as healthcare, banking, and other public services.

The County of Fresno has also faced challenges obtaining interest from local Internet Service Providers (ISPs) in recent public bid opportunities related to available broadband grant funding, as the cost to reach many remote communities frequently become cost prohibitive without additional financial incentives.

Coupled with the sunset of the ACP program on June 1, 2024, the lack of competition between ISPs in these remote communities often leave residents with little to no choice in selecting ISPs.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The County of Fresno faces increased natural hazard risks associated with climate change in four (4) primary areas: (1) Increasing temperatures and extreme heat; (2) Inland flooding; (3) Wildfire; and (4) Drought.

To make these determinations, the PJ reviewed the Fresno County Hazard Mitigation Plan at <https://www.co.fresno.ca.us/departments/public-health/office-of-emergency-services-oes> and consulted with a member of the Fresno County Office of Emergency Services who had recently transferred to the Department of Public Works and Planning. Additional consultations with agencies involved in disaster mitigation were not possible due to the severe storm and flooding events experienced in the PJ in the months of December 2022 to March 2023. When emergency services agencies are less busy, the PJ will consult on areas for coordination of service.

To help mitigate the risks faced by low- and moderate-income households:

The PJ will update the applications for programs funded by HOME and CDBG to solicit information on possible natural disaster risks and any projects authorized shall include a plan to mitigate identified hazards, unless cost prohibitive.

Links to where applicants can understand their property's risks shall be provided in the application. For example, if a homeowner rehabilitation project is located in an area at risk for wildfires, the rehabilitation project might include work to harden the property to protect from a wildfire.

To support wildfire risk mitigation, the PJ will encourage all projects supported with HOME, CDBG, and ESG funds to follow best practices for brush clearance, defensible space, and fuel modification. [Owners unable to create defensible space due to financial limitations may apply for CDBG owner-occupied rehabilitation program funds to mitigate the risk.](#)

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The County was unable at this time to identify specific numbers of low- and moderate-income households with an increased risk of experiencing a natural hazard.

Increasing temperatures and extreme heat risk

Increasing temperatures and extreme heat risk can cause negative health impacts such as dehydration, heat stroke, and heat exhaustion can also occur. Children and elderly are most susceptible and extreme

cases can lead to death. Hotter temperatures can negatively impact health, energy use, and costs necessary to maintain a safe and habitable environment.

Low- and moderate-income households are particularly sensitive to extreme heat as those households bear an increased cost burden due to the expense of maintaining a residence cool enough to maintain their health. Those costs and the number of extreme heat events experienced by the PJ region have increased in recent years and are expected to increase further in the upcoming years.

Older housing stock, built when the PJ experienced lower average maximum temperatures, may not have mechanisms other than windows and fans to reduce the temperature inside the home and lack resources to install an air conditioning system. Other homes which may have, up until now, relied on a less expensive and more energy-efficient swamp cooler instead of air conditioning have seen those swamp coolers become ineffective in higher temperatures. Homes with older, inefficient air conditioning pay higher energy costs than they would with a more efficient machine but lack the resources to replace an aging air conditioner.

Inland Flooding

Flood water releases from Millerton Lake and Pine Flat Lake as a result of large snowpack levels and extreme winter storms (including record-breaking atmospheric rivers in January and March 2023) threaten communities within the vicinity of the San Joaquin River, the Kings River, and numerous smaller channels that divert water. Low- and moderate-income households may be less able to prepare for, respond to, or recover from flooding events when there is damage to building or homes, displacement, loss of transportation or services, and workplace closures. Although the PJ provides multiple locations throughout the County where residents can obtain free sandbags and sand, learning about the resources, accessing the materials (due to the distance), and properly utilizing the materials may be more difficult for low- and moderate-income households. Many homes in identified floodplains lack flood insurance, due to cost and lack of awareness and the cost of rehabilitation after damage due to flooding is cost prohibitive.

Wildfire

Within the PJ, the unincorporated communities of Auberry, Big Creek, Centerville, Dunlap, Friant, Lakeshore (Huntington Lake), Miramonte, Piedra, Pinehurst, Prather, Shaver Lake, and Tollhouse have an increased risk of disaster due to wildfire. High fuel loads in the area, combined with natural weather conditions common to the area, including years of drought, low relative humidity, periodic winds, lightning storms, and bark beetle infestations which kill trees stressed by drought and turn them into tinder, results in frequent and sometimes catastrophic wildfires. Grass fires are also frequent occurrences and are more prevalent in areas where trees have died off. The California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) assesses the amount and extent of California's forests and rangelands, analyzes their conditions and identifies alternative

management and policy guidelines (<https://egis.fire.ca.gov/FHSZ/>). Low- and moderate-income households are less resilient to recovering from the effects of wildfire, as it can result in total structure loss and displacement. Even a small amount of fire damage can be cost-prohibitive to rehabilitate. Homeowners with limited income are less likely to carry insurance that can cover the full cost of replacing their home. Additionally, the areas most at risk to wildland fire are also the areas where insurance for fire is cost-prohibitive to carry, or the home is uninsurable.

Drought

Nearly all low- and moderate-income communities in the PJ are experiencing a severe and prolonged drought (the storms of the past 4 months notwithstanding). In some areas, there is no access to potable water and drilling wells is cost-prohibitive. But drought has an impact on the households in more subtle ways, too. Air quality often declines in times of drought which can affect those with respiratory ailments. Drought kills plants and vegetation, causing the area around a home to experience increased reflective heat and increased energy costs for cooling. Drought also requires more water to grow crops, increasing the cost of food. Demand for groundwater may continue to cause additional dry wells to occur in community water systems and private domestic wells.

Narrative of hazard risks continues in the Appendix.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The County will utilize its annual allocations of Community Development Block Grant (CDBG), HOME Investment Partnerships Grant (HOME), and Emergency Solutions Grant (ESG) funds from the U. S. Department of Housing and Urban Development to carry out eligible programs and activities over the five-year Consolidated Planning period (2025-2029), to address priority needs as identified. All programs and activities are designed to most efficiently address priority needs utilizing ~~the HUD~~ grant funds ~~from HUD to address as many priority~~ maximize the number of needs ~~met~~ and ~~serve as many~~ residents as possible. ~~served.~~

~~Over the 2025-2029 Consolidated Strategic Planning period, funding for the various programs and activities is estimated to be distributed as shown on the table below, presuming the annual allocations of grant funding for CDBG, HOME, and ESG continue based on current trends.~~

~~Programs and Activities to Address Priority Needs~~

~~The County will utilize CDBG, HOME and ESG funds for a variety of programs and activities designed to address the priority needs identified in the Consolidated Plan. The County and its partners consider these programs and activities to be the best utilization of these limited grant funds to meet the ongoing needs within the Urban County program area related to affordable housing, community development and homelessness.~~

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Over the 2025-2029 Consolidated Strategic Planning period, funding for the various programs and activities is estimated to be distributed as shown on the table below, presuming the annual allocations of grant funding for CDBG, HOME, and ESG continue based on current trends.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

<u>1</u>	Area Name:	<u>County of Fresno</u>
	Area Type:	<u>Local Target area</u>
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	<u>Other</u>
	Other Revital Description:	<u>Emergency Solutions Grants & Tenant-Based Rental Assistance</u>
	Identify the neighborhood boundaries for this target area.	<u>The target area's boundaries consist of the full geopolitical boundaries of Fresno County and include the Urban County area (unincorporated areas and eight participating cities), five non-participating cities, and the entitlement cities of Fresno and Clovis.</u>
Include specific housing and commercial characteristics of this target area.	<u>The target area includes a range of housing and commercial enterprises as it includes different community types including rural areas, small rural communities, and the metropolitan area of Fresno/Clovis.</u>	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	<u>Consultation identified the need for a target area including the full geopolitical boundaries of Fresno County to allow for regional efforts to address homelessness, provide flexibility for the provision of tenant-based rental assistance, and to account for other funding sources which are available to the broader jurisdictional area.</u>	

<u>Identify the needs in this target area.</u>	The ESG Program supports outreach to and shelters for homeless individuals and families and supports programs that prevent homelessness or rapidly re-house the homeless. The County's ESG funds are utilized to support these types of programs in the County of Fresno consistent with regional efforts such as the Fresno Madera Continuum of Care (FMCoC) and other efforts to address homelessness. HOME Tenant-Based Rental Assistance will address affordable housing need through the provision of tenant-based rental assistance. Other programs with less specific funding sources, including, but not limited to Lead-Based Paint Hazard grants, are also available to a broader jurisdiction than the Urban County Area.
<u>What are the opportunities for improvement in this target area?</u>	Because this target area encompasses the full geopolitical boundaries of Fresno County, there are increased opportunities to partner with cities and agencies operating in the target area which do not operate in, or have less activity in, the Urban County area.
<u>Are there barriers to improvement in this target area?</u>	The primary obstacle to addressing underserved needs is the limited grant funds available. Each year, the County receives requests for eligible activities that far exceed available funds. The County will continue to seek additional sources of funds with which to address priority needs.
<u>2</u>	<u>Area Name:</u> Urban County Area
<u>Area Type:</u>	Local Target area
<u>Other Target Area Description:</u>	
<u>HUD Approval Date:</u>	
<u>% of Low/ Mod:</u>	
<u>Revital Type:</u>	Comprehensive
<u>Other Revital Description:</u>	
<u>Identify the neighborhood boundaries for this target area.</u>	The Urban County Area is defined as the Unincorporated Areas of the County of Fresno + Any Cities Participating in the Urban County's Joint Powers Authority (JPA). The JPA may be updated as cities join.

<u>Include specific housing and commercial characteristics of this target area.</u>	<u>Housing characteristics of the target area are identified in the Needs Analysis and Housing Market Analysis portions of the Consolidated Plan. Section MA-50 (Needs and Market Analysis Discussion) provides an overall discussion of housing and commercial characteristics of the Urban County area.</u>
<u>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</u>	<u>Consultation identified the need for a target area including the full geopolitical boundaries of Fresno County. This target area was created to allow the County to differentiate between goals targeted to the Urban County area and goals affecting the full boundaries of Fresno County.</u>
<u>Identify the needs in this target area.</u>	<u>Affordable housing needs will be met through the provision of CDBG and/or HOME funding to construct, rehabilitate, or reconstruct affordable housing, including the costs to provide for the delivery of eligible project costs associated with a specific project. Housing funds from both CDBG- and HOME-funded housing programs are available for eligible applicants and activities that are consistent with the Action Plan's goals and objectives within the unincorporated area of the County of Fresno and cities participating in the Urban County jurisdiction. While the County will promote and make every effort to fund its goals and objectives as stated in this document, it may be necessary at times to shift funds between programs based on need and in order to meet HUD's expenditure timeliness requirements.</u>
<u>What are the opportunities for improvement in this target area?</u>	<u>The County continues its efforts to partner with community-based organizations and advocate groups, affordable housing developers, cities, and community service districts to improve resources and quality of life in all cities and unincorporated communities, while seeking additional State and Federal funding resources to support those efforts.</u>
<u>Are there barriers to improvement in this target area?</u>	<u>Barriers to improvement in the target area are identified in section MA-40 (Barriers to Affordable Housing) of the Consolidated Plan.</u>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The County of Fresno encompasses approximately 6,000 square miles and has people in need of housing assistance throughout the County. The amount of funds available is not sufficient to meet all of the housing needs of its residents. CDBG and HOME funds designated for housing are utilized on a first come, first served basis, ~~with CDBG funding restricted to residents in the unincorporated areas of the County of Fresno while HOME funds are available to residents in the eight partner cities (Fowler, Kerman, Kingsburg, Mendota, Orange Cove, Reedley, Sanger and Selma) and the unincorporated areas of the County of Fresno, with some flexibility for special-needs populations throughout the Urban County Area.~~

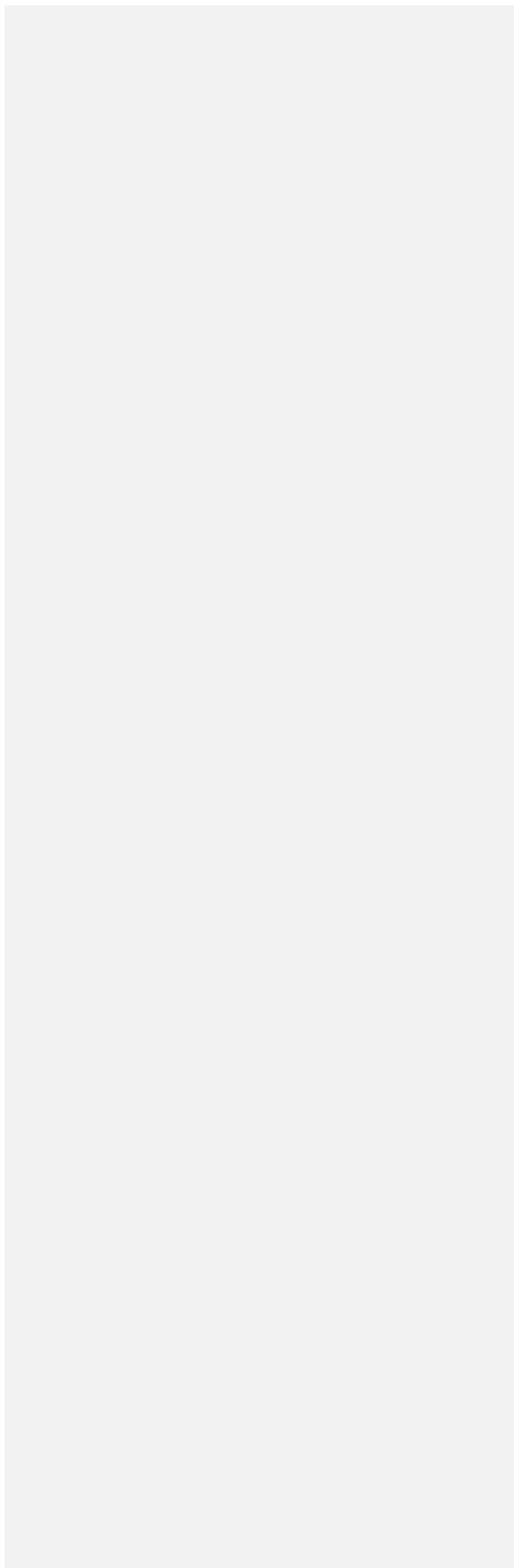
Public facility and infrastructure improvements needs of the County's unincorporated area communities are addressed via a formal application for funding, open from June through August, where communities are able to submit projects for CDBG funding. Applications are reviewed to determine eligibility and to determine whether the project meets a CDBG national objective. Eligible projects are presented annually to the Housing and Community Development Citizen Advisory Committee, ~~(CAC)~~, which reviews the applications and scores the projects submitted and provides a recommended funding order list to the Board of Supervisors for ~~inclusion in adoption into~~ the Annual Action Plan. Partner cities receive proportional allocations of CDBG funds in accordance with a population-based formula prescribed by HUD, and annually submit public facility and infrastructure projects requested for ~~inclusion in adoption into~~ in the Annual Action Plan. Partner city project are reviewed for eligibility and CDBG national objective, and approved by the County Board of Supervisors as part of the Annual Action Plan.

Public facility and infrastructure improvement needs exist in the County's unincorporated area communities and partner cities. Public facilities and infrastructure in these smaller communities and cities is aged and deteriorating. The most significant needs include water and sewer systems, storm drainage, wastewater treatment facilities, street and sidewalk improvements and street lighting. There is also a need for new and/or improved neighborhood parks, senior centers, community centers, and fire stations. Existing public facilities and infrastructure are also in need of Americans with Disabilities Act (ADA)-required improvements.

Affordable housing needs will be met through the provision of CDBG and/or HOME funding to construct, rehabilitate, or reconstruct affordable housing, including the costs to provide for the delivery of eligible project costs associated with a specific project. Housing funds from both CDBG- and HOME-funded housing programs are available for eligible applicants and activities that are consistent with the Action Plan's goals and objectives within the unincorporated area of the County of Fresno and cities participating in the Urban County jurisdiction. While the County will promote and make every effort to fund its goals and objectives as stated in this document, it may be necessary at times to shift funds between programs based on need and in order to meet HUD's expenditure timeliness requirements.

The ESG Program supports outreach to and shelters for homeless individuals and families and supports programs that prevent homelessness or rapidly re-house the homeless. The County's ESG funds are utilized to support these types of programs in the County of Fresno consistent with regional efforts such as the Fresno Madera Continuum of Care (FMCoC) and other efforts to address homelessness.

SP-25 Priority Needs - 91.215(a)(2)
Priority Needs



Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Public Facility and Infrastructure Improvements	High	Extremely Low -Low -Moderate -Persons with Physical Disabilities -Non-housing Community Development	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Public Facility & Infrastructure (Cities) -Public Facility & Infrastructure (Unincorporated)	Public facility and infrastructure improvements within the participating cities and unincorporated areas.	Promote sustainable communities and economic development by ensuring necessary infrastructure exists.
Public Service Activities	High	Extremely Low -Low -Moderate -Families with Children -Victims of Domestic Violence	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Public Services	Area-based crime prevention services, and community-based social service programs to special needs groups, including youth and victims of domestic violence.	Assist special needs populations and reduce incidence of crime.
Housing Rehabilitation	High	Low -Moderate -Families with Children -Elderly -Persons with Physical Disabilities	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Housing Rehabilitation	Provide loans to homeowners for home repairs, and loans for the rehabilitation of exterior commercial facades and any associated code violation corrections.	Promote safety, integrity and stability of existing housing for low- and moderate-income persons. Improve the overall living environment of low- and moderate-income unincorporated communities.

Affordable Housing Development	High	Extremely Low -Low -Families with Children -Elderly	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Affordable Housing Development	Loans for the development of new affordable housing.	Increase the supply of affordable housing units, particularly for households earning no more than 60% of area median income (AMI) and with units designed to accommodate elderly households, large family households and farmworker households.
HOME Tenant-Based Rental Assistance	High	Low -Moderate -Families with Children Elderly Persons with Physical Disabilities	County of Fresno	HOME Tenant-Based Rental Assistance	Tenant-based rental assistance for eligible residents.	Promote affordable housing through the provision of tenant-based rental assistance.

Street Outreach	1-1	Individuals; chronically homeless; families with children; victims of domestic violence.	County of Fresno	Street Outreach	Street outreach to connect individuals and families on the streets with resources for housing, health, and well-being, including connections to shelter beds when available and navigation when shelter beds are not available or accepted.	Upon review of available resources, street outreach prioritized in rural and unincorporated areas of the County places high on the priority listing because these clients have an urgent need and there are not sufficient shelter beds for everyone experiencing homelessness. client shelter beds
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Rapid Rehousing	2-High	Individuals; chronically homeless; families with children; victims of domestic violence.	County of Fresno	Rapid Rehousing	Rapid rehousing activities including case management, financial assistance, rental assistance, security deposits, moving costs, and supportive services.	Upon review of available resources, rapid rehousing places high on the priority listing because these clients have an urgent need and movement from shelter beds to rapid re-housing programs creates vacancies in shelters for those experiencing homelessness on the streets.
Emergency Shelter	3-High	Individuals; chronically homeless; families with children; victims of domestic violence.	County of Fresno	Emergency Shelter	Emergency shelter assistance for households identified through street outreach	Upon review of available resources, although there is significant state funded dedicated to this cause, there continues to be a need for emergency shelter for those experiencing homelessness.

Table 49 – Priority Needs Summary

<u>1</u>	<u>Priority Need Name</u>	<u>Public Facility & Infrastructure</u>
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	<u>Priority Level</u>	<u>High</u>
	<u>Population</u>	<u>Extremely Low</u> <u>Low</u> <u>Moderate</u> <u>Persons with Physical Disabilities</u> <u>Non-housing Community Development</u>
	<u>Geographic Areas Affected</u>	<u>Urban County Area</u>
	<u>Associated Goals</u>	<u>Public Facility & Infrastructure (Cities)</u> <u>Public Facility & Infrastructure (Unincorporated)</u> <u>CDBG AHD Offsite & Street Improvements</u>
	<u>Description</u>	<u>Public facility and infrastructure improvements within the participating cities and unincorporated areas.</u>
	<u>Basis for Relative Priority</u>	<u>Promote sustainable communities and economic development by ensuring necessary infrastructure exists.</u>
2	<u>Priority Need Name</u>	<u>Public Services</u>
	<u>Priority Level</u>	<u>High</u>
	<u>Population</u>	<u>Extremely Low</u> <u>Low</u> <u>Moderate</u> <u>Large Families</u> <u>Families with Children</u> <u>Elderly</u> <u>Public Housing Residents</u> <u>Victims of Domestic Violence</u> <u>Elderly</u> <u>Frail Elderly</u> <u>Persons with Mental Disabilities</u> <u>Persons with Physical Disabilities</u> <u>Persons with Developmental Disabilities</u> <u>Persons with Alcohol or Other Addictions</u> <u>Persons with HIV/AIDS and their Families</u> <u>Victims of Domestic Violence</u> <u>Non-housing Community Development</u> <u>Other</u>

	<u>Geographic Areas Affected</u>	<u>Urban County Area</u>
	<u>Associated Goals</u>	<u>CDBG Public Services</u> <u>HOME-ARP Rental Housing & Operating Subsidies</u> <u>HOME-ARP Supportive Services</u> <u>HOME-ARP Operating Assistance & Capacity Building</u>
	<u>Description</u>	<u>Provision of public services in accordance with limitations on CDBG funds. The County may publically issue a Request for Proposal to select new program types on a periodic basis.</u>
	<u>Basis for Relative Priority</u>	<u>Assist special needs populations.</u>
<u>3</u>	<u>Priority Need Name</u>	<u>Housing Rehabilitation</u>
	<u>Priority Level</u>	<u>High</u>
	<u>Population</u>	<u>Extremely Low</u> <u>Low</u> <u>Moderate</u> <u>Large Families</u> <u>Families with Children</u> <u>Elderly</u> <u>Elderly</u> <u>Frail Elderly</u> <u>Persons with Mental Disabilities</u> <u>Persons with Physical Disabilities</u> <u>Persons with Developmental Disabilities</u> <u>Persons with Alcohol or Other Addictions</u> <u>Persons with HIV/AIDS and their Families</u> <u>Victims of Domestic Violence</u> <u>Non-housing Community Development</u> <u>Other</u>
	<u>Geographic Areas Affected</u>	<u>Urban County Area</u>
	<u>Associated Goals</u>	<u>CDBG Housing Rehabilitation</u> <u>HOME Rental Housing Rehabilitation</u> <u>CDBG Housing Program Delivery</u>

	Description	<u>Provide loans and/or grants (as identified in County policies approved by the Board of Supervisors) to homeowners for critical health and safety home repairs, hazard mitigation, code violations and other efforts to ensure decent, safe, and sanitary housing. If the demands for Housing Rehabilitation exceed available funds, the County may start a waitlist. The County may, from that waitlist, prioritize the most critical health and safety issues for correction.</u>
	Basis for Relative Priority	<u>Promote safety, integrity and stability of existing housing for low- and moderate-income persons. Improve the overall living environment of low- and moderate-income communities throughout the Urban County area.</u>
4	Priority Need Name	<u>Affordable Housing Development</u>
	Priority Level	<u>High</u>
	Population	<u>Extremely Low</u> <u>Low</u> <u>Moderate</u> <u>Large Families</u> <u>Families with Children</u> <u>Elderly</u> <u>Public Housing Residents</u> <u>Rural</u> <u>Chronic Homelessness</u> <u>Individuals</u> <u>Families with Children</u> <u>Mentally Ill</u> <u>Chronic Substance Abuse</u> <u>veterans</u> <u>Persons with HIV/AIDS</u> <u>Victims of Domestic Violence</u> <u>Unaccompanied Youth</u> <u>Elderly</u> <u>Frail Elderly</u> <u>Persons with Mental Disabilities</u> <u>Persons with Physical Disabilities</u> <u>Persons with Developmental Disabilities</u> <u>Persons with Alcohol or Other Addictions</u> <u>Persons with HIV/AIDS and their Families</u> <u>Victims of Domestic Violence</u> <u>Non-housing Community Development</u> <u>Other</u>

	<u>Geographic Areas Affected</u>	<u>Urban County Area</u>
	<u>Associated Goals</u>	<u>HOME Affordable Housing Development</u> <u>HOME-ARP Rental Housing & Operating Subsidies</u> <u>CDBG Housing Program Delivery</u>
	<u>Description</u>	<u>Funds for the development of new affordable housing.</u>
	<u>Basis for Relative Priority</u>	<u>Increase the supply of affordable housing units, particularly for households earning no more than 50% of area median income (AMI) and with units designed to accommodate special-needs populations.</u>
<u>5</u>	<u>Priority Need Name</u>	<u>HOME Tenant-Based Rental Assistance (2yrs)</u>
	<u>Priority Level</u>	<u>High</u>
	<u>Population</u>	<u>Extremely Low</u> <u>Low</u> <u>Moderate</u> <u>Large Families</u> <u>Families with Children</u> <u>Elderly</u> <u>Public Housing Residents</u> <u>Elderly</u> <u>Frail Elderly</u> <u>Persons with Mental Disabilities</u> <u>Persons with Physical Disabilities</u> <u>Persons with Developmental Disabilities</u> <u>Persons with Alcohol or Other Addictions</u> <u>Persons with HIV/AIDS and their Families</u> <u>Victims of Domestic Violence</u> <u>Non-housing Community Development</u> <u>Other</u>
	<u>Geographic Areas Affected</u>	<u>County of Fresno</u>
	<u>Associated Goals</u>	<u>HOME Tenant-Based Rental Assistance (2yrs)</u>
	<u>Description</u>	<u>Tenant-based rental assistance for eligible households in special needs populations.</u>

	<u>Basis for Relative Priority</u>	<u>Promote affordable housing through the provision of tenant-based rental assistance to special-needs populations.</u>
<u>6</u>	<u>Priority Need Name</u>	<u>Street Outreach</u>
	<u>Priority Level</u>	<u>High</u>
	<u>Population</u>	<u>Extremely Low</u> <u>Rural</u> <u>Chronic Homelessness</u> <u>Individuals</u> <u>Families with Children</u> <u>Mentally Ill</u> <u>Chronic Substance Abuse</u> <u>veterans</u> <u>Persons with HIV/AIDS</u> <u>Victims of Domestic Violence</u> <u>Unaccompanied Youth</u>
	<u>Geographic Areas Affected</u>	<u>County of Fresno</u>
	<u>Associated Goals</u>	<u>Street Outreach</u>
	<u>Description</u>	<u>Street outreach to connect individuals and families on the streets with resources for housing, health, and well-being, including connections to shelter beds when available and navigation when shelter beds are not available or accepted.</u>
	<u>Basis for Relative Priority</u>	<u>Upon review of available resources, street outreach prioritized in rural and unincorporated areas of the County places high on the priority listing because these clients have an urgent need and there are not sufficient shelter beds for everyone experiencing homelessness.</u>
<u>7</u>	<u>Priority Need Name</u>	<u>Rapid Rehousing</u>
	<u>Priority Level</u>	<u>High</u>

	<u>Population</u>	<u>Extremely Low</u> <u>Rural</u> <u>Chronic Homelessness</u> <u>Individuals</u> <u>Families with Children</u> <u>Mentally Ill</u> <u>Chronic Substance Abuse</u> <u>veterans</u> <u>Persons with HIV/AIDS</u> <u>Victims of Domestic Violence</u> <u>Unaccompanied Youth</u>
	<u>Geographic Areas Affected</u>	<u>County of Fresno</u>
	<u>Associated Goals</u>	<u>Rapid Rehousing</u>
	<u>Description</u>	<u>Rapid rehousing activities including case management, financial assistance, rental assistance, security deposits, moving costs, and supportive services.</u>
	<u>Basis for Relative Priority</u>	<u>Upon review of available resources, rapid rehousing places high on the priority listing because these clients have an urgent need and movement from shelter beds to rapid re-housing programs creates vacancies in shelters for those experiencing homelessness on the streets.</u>
8	<u>Priority Need Name</u>	<u>Emergency Shelter</u>
	<u>Priority Level</u>	<u>High</u>
	<u>Population</u>	<u>Extremely Low</u> <u>Rural</u> <u>Chronic Homelessness</u> <u>Individuals</u> <u>Families with Children</u> <u>Mentally Ill</u> <u>Chronic Substance Abuse</u> <u>veterans</u> <u>Persons with HIV/AIDS</u> <u>Victims of Domestic Violence</u> <u>Unaccompanied Youth</u>

	<u>Geographic Areas Affected</u>	<u>County of Fresno</u>
	<u>Associated Goals</u>	<u>Emergency Shelter</u>
	<u>Description</u>	<u>Emergency shelter assistance for households identified through street outreach</u>
	<u>Basis for Relative Priority</u>	<u>Upon review of available resources, although there is significant state funds dedicated to this cause, there continues to be a need for emergency shelter for those experiencing homelessness.</u>
<u>9</u>	<u>Priority Need Name</u>	<u>HMIS</u>
	<u>Priority Level</u>	<u>High</u>
	<u>Population</u>	<u>Rural</u> <u>Chronic Homelessness</u> <u>Individuals</u> <u>Families with Children</u> <u>Mentally Ill</u> <u>Chronic Substance Abuse</u> <u>veterans</u> <u>Persons with HIV/AIDS</u> <u>Victims of Domestic Violence</u> <u>Unaccompanied Youth</u>
	<u>Geographic Areas Affected</u>	<u>County of Fresno</u>
	<u>Associated Goals</u>	<u>HMIS</u>
	<u>Description</u>	<u>User licenses and training costs for the Federally-required HMIS database.</u>
	<u>Basis for Relative Priority</u>	<u>Use of the HMIS database is required and the County incurs costs for user licenses and training. No other funds are available to offset the cost of user licenses and training.</u>
<u>10</u>	<u>Priority Need Name</u>	<u>Administrative Support</u>
	<u>Priority Level</u>	<u>High</u>
	<u>Population</u>	<u>Other</u>

<u>Geographic Areas Affected</u>	<u>County of Fresno</u>
<u>Associated Goals</u>	<u>Administration of Public Funds</u>
<u>Description</u>	<u>Use of CDBG, HOME, and ESG funds by the County to support administrative activities and needs.</u>
<u>Basis for Relative Priority</u>	<u>The County has no other funding available to support the administration of the CDBG, HOME, and ESG programs.</u>

Narrative (Optional)

The County has identified these goals as the priority needs for 2025-2029.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<u>The regional housing market is affected by increasing rents, low vacancies, and long wait-lists for assistance. There is overwhelming demand for rental assistance, with many households experiencing moderate to severe rent burdens. Successful TBRA outcomes may be jeopardized by landlords setting rents above Fair Market Rent (FMR) and/or the County’s TBRA Rent Standards. Landlords might also unlawfully discriminate against tenants with TBRA or misapply uniform income calculation requirements to the entire share of rent.</u>
TBRA for Non-Homeless Special Needs	<u>As with a general TBRA program, the regional housing market is affected by a severe shortage of affordable housing units and available units can command higher rents. Non-homeless households with special needs may be more likely to experience rent burdens or have difficulty identifying and affording a rental unit that can meet the needs of household members with mobility or sensory disabilities.</u>
New Unit Production	<u>Newly-constructed affordable housing projects lease up in a matter of 1-2 months. As described in the County’s Housing Element, there is overwhelming demand for additional affordable housing units. Tax Credit projects are effective at producing new units, but require local funds to be successfully funded. Prioritization of funds for new unit production is a critical priority. The increasing costs of compliance with Federal regulations and growing concerns about potentially increasing costs of construction materials may chill interest in development of new affordable housing units.</u>
Rehabilitation	<u>The County has a number of affordable housing properties that will soon lose affordable rental subsidies or have already lost subsidies necessary to keep the property low-income. Additionally, single-family housing stock are aging while their owners live on a fixed income, unable to weather expensive repairs. Due to the age of the housing stock and lower income of residents, housing rehabilitation of both owner-occupied and rental housing is greatly needed in Fresno County. Rehabilitation/Preservation/Reinvestment in rehabilitating multifamily rental units and addressing critical health and safety repairs for low-income homeowners are both needed in the County.</u>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	<u>Due to market conditions and liability, the County does not engage in acquisition activities, outside of property that may be acquired by an identified developer during the course of a multifamily new construction or rehabilitation/preservation project. Funding individual homebuyer acquisition of existing housing stock is currently infeasible with HOME funds. Households eligible at 80% AMI are unable to qualify for a mortgage without HOME funds subsidizing over 50% of the cost of the home.</u>

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The County of Fresno anticipates continued receipt of Federal Community Development Block Grant, HOME Investment Partnerships Grant, and Emergency Solutions Grant funds from the U.S. Department of Housing and Urban Development (HUD), as its anticipated resources over the course of the Consolidated Plan period 2025-2029. The County would intend to apply for any other Federal and State grant funds that may become available in the future that would help further the goals of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public- - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,172,269	1,207,500	1,051,150 1,500,689 959	5,430,919 448,728	13,689,076	CDBG funds will be used for public facility and infrastructure improvements, housing rehabilitation, and public services, <u>street and site improvements for affordable housing development projects</u> , as well as CDBG administration and housing program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public- = federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,162,933.95934	500,000	9,615,645	11,278,579	6,400,000	HOME funds will be used for housing rehabilitation, tenant-based rental assistance, and affordable housing development projects, as well as HOME administration.
ESG	public- = federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	281,704	0	0	281,704	1,126,816	ESG funds will be used for street outreach, rapid rehousing, emergency shelter/transitional housing, as well as ESG administration and funding for the HMIS system.

<u>Other</u>	<u>public</u> <u>=</u> <u>federal</u>								<u>HOME-ARP funds will create new rental housing units for the HOME-ARP populations, provide supportive services, rural nonprofit operating assistance, rural nonprofit capacity building, and rental housing ongoing operating costs in support of the HOME-ARP populations. Administrative costs are already allocated. Inclusion of the existing but uncommitted HOME-ARP funds in this plan helps ensure all funds that need to be</u>
		<u>Multifamily rental new construction</u>							
		<u>Other</u>	<u>4,210,404</u>	<u>0</u>	<u>0</u>	<u>4,210,404</u>	<u>0</u>		

Consolidated Plan

FRESNO COUNTY

167

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$		Program Income: \$	Prior Year Resources: \$		
								<u>programmed are included in this Consolidated Plan.</u>

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The County leverages all state and federal funding, including funding awarded to the FMCoC and partnering jurisdictions to provide a continuum of services to meet the needs of the homeless in the community. ESG matching resources for ESG are derived from state funding for homeless services programs in the community. Typically, vendors the County contracts with for the provision of ESG funded services are required to match dollar for dollar all ESG funding utilized. As the County utilizes the total allocation amount, the dollar match will parallel ESG allocations provided to the County.

The HOME program requires the County of Fresno to provide matching funds towards affordable housing, though HUD has waived the match requirements due to economic conditions in the County in recent years. The County's match requirement for HOME is satisfied through the County's waiver of recording fees for housing loans under its Homebuyer Assistance Program and Housing Assistance Rehabilitation Programs, and waived property taxes for HOME-funded affordable housing development loans. These two sources This source consistently provide provides significantly more match than is required for HOME.

If appropriate, describe publicly publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County is currently in the process of developing a list of properties or land under its control that have been determined available and suitable for addressing needs identified in the plan. It is anticipated that this process, including formal actions that may be required, will be completed within the Consolidated Plan period of 2025-2029. For updates on the status of this list, please contact the Community Development Division of the Department of Public Works and Planning. For land publically available in the County's partner cities, please reach out to each individual city to inquire about any land that has been set aside for affordable housing.

Discussion

The County of Fresno anticipates continued receipt of Federal Community Development Block Grant, HOME Investment Partnerships Grant, and Emergency Solutions Grant funds from the U.S. Department of Housing and Urban Development (HUD), as its anticipated resources over the course of the Consolidated Plan period 2025-2029, as noted above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fresno County, Department of Social Services	Departments and agencies	Homelessness Non-homeless special needs public services	Rural and metropolitan areas of the County Jurisdiction
Fresno Madera Continuum of Care	Continuum of care	Homelessness	Fresno and Madera Cities and Counties Region
Kings View	Non-profit organizations	Homelessness	Rural and metropolitan areas of the County Jurisdiction
WestCare California, Inc.	Non-profit organizations	Homelessness	Metropolitan areas of the County Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The County’s institutional structure ensures that one or more agency is involved in fulfilling each institutional role. Public housing is provided through the Housing Authority of Fresno County, while help to ensure the availability of affordable housing is provided by the Affordable Housing Programs provided with the County’s CDBG and HOME funds. Homelessness needs are addressed by the Fresno Madera Continuum of Care (FMCoC), the Fresno County Department of Social Services (DSS), and the non-profit agencies receiving ESG funds through DSS. Non-homeless special needs are primarily addressed by DSS, the County’s participating cities, and the Fresno Economic Opportunities Commission (EOC). Community development needs are primarily addressed by the participating cities, and special districts in the unincorporated communities, which receive CDBG funds to carry out eligible activities. Planning is performed by the Fresno County Department of Public Works and Planning, and Fresno Council of Governments.

Gaps in the institutional structure exist primarily due to a lack of funding, as opposed to institutional structure to address needs if sufficient funds were available.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	✗	
HIV/AIDS	X		
Life Skills	X	✗	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Food, Clothing	X	X	
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The culmination of the above available services within the County provide homeless persons residing in Fresno County valuable assistance by removing many barriers that would otherwise prevent such individuals from regaining stable housing.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Department of Social Services (DSS) manages the Emergency Solutions Grant (ESG) funding and the service delivery system for ESG has many strengths and some gaps. DSS is very involved with the Fresno Madera Continuum of Care (FMCoC) which includes representatives from governmental agencies, non-

profit organizations, faith-based organizations, community-based organizations, and the recently added private industry.

A major strength of the ESG service delivery system is the partnership and collaboration among providers and partners in serving clients. Both funded and non-funded agencies share resources for the good of the clients. There is no possessiveness in regards to clients or services. A weakness is the ESG requirement of a dollar for dollar match for agencies to access ESG funding. This limits smaller organizations from participating as they don't have funding streams that can be utilized as match to obtain ESG. A strength however, is that larger organizations with rapid rehousing funds have agreed to partner and provide the match for community-wide ESG services.

The delivery system lacks continuing participation in a few areas including law enforcement and private industry. The local Police Department is very forward thinking and has a Homeless Task Force to prevent homeless encampments from forming and is instrumental in providing referrals and resources to homeless individuals/families they encounter on the street. Due to the nature of law enforcement, work schedules and limited resources, their full participation in the FMCoC has been limited. This in turn makes it difficult to sustain a daily partnership on a community-wide level.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The primary obstacle to addressing underserved/unmet needs is the limited grant funds available. Each year, the County receives requests for eligible activities that far exceed available funds. The County will continue to seek additional sources of funds with which to address priority needs.

The County in collaboration with the FMCoC continues to work towards filling all gaps in the continuum of services for the homeless and particularly for clients accessing ESG services. Additional partners are continually being recruited, with the most recent addition of a Managed Care Plan representative serving on the Board of Directors as a member at large. This individual has brought in noteworthy insight related to managed care and services in general to those experiencing homelessness.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility & Infrastructure (Cities)	2025	2029	Non-Housing Community Development	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Public Facility and Infrastructure Improvements	CDBG: \$6,250,000 <u>7,110,538</u>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 <u>25000</u> Persons Assisted
2	Public Facility & Infrastructure (Unincorporated)	2025	2029	Non-Housing Community Development	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Public Facility and Infrastructure Improvements	CDBG: \$3,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,000 <u>15000</u> Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	CDBG Public Services	2025	2029	Non-Homeless Special Needs	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Public Service Activities Services	CDBG: \$2,000,000 <u>379,200</u>	Public service activities other than Low/Moderate Income Housing Benefit: -60,000 <u>60000</u> Persons Assisted
4	CDBG Housing Rehabilitation	2025	2029	Affordable Housing	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Housing Rehabilitation	CDBG: \$1,500,000	Rental units rehabilitated: 11 Household Housing Unit Homeowner Housing Rehabilitated: 50 Household Housing Units Rental Units Rehabilitated: 11 Household Housing Units Unit

Sort Order	Goal Name				Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	CDBG Housing Program Delivery	2025	2029	Affordable Housing		Urban County Area	Housing Rehabilitation Affordable Housing Development	CDBG: \$300,000	Other: 1 Other		
6	CDBG AHD Offsite & Street Improvements	2025	2029	Non-Housing Community Development		Urban County Area	Public Facility & Infrastructure	CDBG: \$1,234,298	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 80 Households Assisted		
57	HOME Rental Housing Rehabilitation				2025	2029	Affordable Housing	Unincorporated Areas of the County of Fresno - Cities Participating in the Urban County Area Project Jurisdiction	Housing Rehabilitation	HOME: \$68,000,000	Rental units rehabilitated: 3344 Household Housing Units Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
68	HOME Affordable Housing Development	2025	2029	Affordable Housing	Unincorporated Areas of the County of Fresno – Cities Participating in the Urban County Area-Project Jurisdiction	Affordable Housing Development	HOME: \$6,000,000 <u>7,372,289</u>	Rental units constructed: 33 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit
79	HOME Tenant-Based Rental Assistance (2yrs)	2025	2029	Affordable Housing Non-Homeless Special Needs	Urban County of Fresno Area	HOME Tenant-Based Rental Assistance (<u>2yrs</u>)	HOME: \$1,500,000	Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted
810	HOME-ARP Rental Unit Construction Housing & Operating Subsidies	2025	2029	Affordable Housing Homeless	Unincorporated Areas of the County of Fresno – Cities Participating in the Urban County Area-Project Jurisdiction	Public Services Affordable Housing Development	HOME-ARP: \$2,950,000	Housing for Homeless added: 20 Household Housing Unit Other: 1-Operating Subsidies

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1011 911	HOME-ARP Supportive Services	2025	2029	Homeless	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Public Service Activities <u>Services</u>	HOME-ARP: \$772,651 <u>765,204</u>	Public service activities other than Low/Moderate Income Housing Benefit: 1,500 <u>1500</u> Persons Assisted
1012 1012	HOME-ARP Operating Assistance & Capacity Building	2025	2029	Homeless	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Public Service Activities <u>Services</u>	HOME-ARP: \$495,200	Other: 1 Non-Profit Assisted <u>Other</u>
1113 1113	Street Outreach	2025	2029	Homeless	County of Fresno	Street Outreach	ESG: \$800,000 <u>812,725</u>	Homeless Person Overnight Shelter: 560 Persons Assisted <u>Street Outreach</u> contacts to homeless individuals on the street

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12 <u>14</u>	Rapid Rehousing	2025	2029	Homeless	County of Fresno	Rapid Rehousing	ESG: \$415,900 <u>443,690</u>	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
13 <u>15</u>	Emergency Shelter	2025	2029	Homeless	County of Fresno	Emergency Shelter	ESG: \$32,385	Homeless Person Overnight Shelter: 265 Bed-nights <u>Persons Assisted</u>
<u>16</u>	<u>HMIS</u>	<u>2025</u>	<u>2029</u>	<u>Homeless</u>	<u>County of Fresno</u>	<u>HMIS</u>	<u>ESG:</u> <u>\$14,085</u>	<u>Other:</u> <u>5</u> <u>Other</u>

Sort Order	Goal Name				Start Year	End Year	Category	Geographic Area			Needs Addressed	Funding	Goal Outcome Indicator
17	Administration of Public Funds	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development			County of Fresno	Administrative Support	CDBG: \$3,613,768 HOME: \$806,290 ESG: \$105,635 HOME-ARP: \$0	Other: Other			

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Goal Description Public Facility & Infrastructure (Cities)	
Public Facility & Infrastructure (Cities)	Goal Description	Public facility and infrastructure improvements within the cities participating cities in the Urban County Area's Joint Powers Authority (JPA).	
2	Goal Name	Public Facility & Infrastructure (Unincorporated)	
Public Facility & Infrastructure (Unincorporated)	Goal Description	Public facility and infrastructure improvements within the unincorporated area.	

Inserted Cells

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<u>3</u>	<u>Goal Name</u>	CDBG Public Services	
Public Services	<u>Goal Description</u>	Public services activities, including area-based policing and community-based social services to eligible recipients.	
<u>4</u>	<u>Goal Name</u>	CDBG Housing Rehabilitation	
Housing Rehabilitation	<u>Goal Description</u>	Loans and/or grants, as determined by policies set by the County's Board of Supervisors to homeownerhomeowners for critical health and safety home repairs, inclusive of rental properties.	
<u>5</u>	<u>Goal Name</u>	CDBG Housing Program Delivery	
	<u>Goal Description</u>	Support the delivery costs of conducting the HOME program's affordable housing development (rehab, new, single-family, and multi-family).	
<u>6</u>	<u>Goal Name</u>	CDBG AHD Offsite & Street Improvements	
	<u>Goal Description</u>	Support all CDBG-eligible costs associated with funded HOME projects, specifically including offsite and street improvements necessary to complete the development.	
<u>7</u>	<u>Goal Name</u>	HOME Rental Housing Rehabilitation	
	<u>Goal Description</u>	Loans and/or grants in accordance with policies determined by the County's Board of Supervisors to property owners for rehabilitation of affordable multifamily housing.	
<u>8</u>	<u>Goal Name</u>	HOME Affordable Housing Development	
Affordable Housing Development	<u>Goal Description</u>	Loans or grants in accordance with policies determined by the County's Board of Supervisors to property owners for new development of new single- and multi-family affordable housing.	

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<u>9</u>	<u>Goal Name</u>	HOME Tenant-Based Rental Assistance (2yrs)
<u>HOME Tenant-Based Rental Assistance</u>	<u>Goal Description</u>	Tenant-based rental assistance to eligible residents households in special needs populations, provided to each recipient household for up to a 2-year period per HOME Final Rule.
<u>10</u>	<u>Goal Name</u>	HOME-ARP Rental Housing & Operating Subsidies
	<u>Goal Description</u>	Housing and operating subsidies to one non-profit organization for HOME-ARP funded rental housing
<u>11</u>	<u>Goal Name</u>	HOME-ARP Supportive Services
	<u>Goal Description</u>	Provide supportive services to eligible populations consistent with HOME-ARP
<u>12</u>	<u>Goal Name</u>	HOME-ARP Operating Assistance & Capacity Building
	<u>Goal Description</u>	Assist one non-profit agency serving eligible populations with capacity building consistent with HOME-ARP
<u>Street Outreach</u> <u>13</u>	<u>Goal Name</u>	Street Outreach
	<u>Goal Description</u>	<u>Street Outreach</u>
<u>14</u>	<u>Goal Name</u>	<u>Rapid Rehousing</u>
<u>Rapid Rehousing</u>	<u>Goal Description</u>	Tenant-Based Rental Assistance/Rapid Rehousing: Assist homeless individuals, families and the chronically homeless to move from living on the street, etc., to a stabilized, permanent housing situation. Activities include case management, financial assistance, rental assistance, security deposits, moving costs, and supportive services.

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15	Goal Name	<u>Emergency Shelter</u>
	Goal Description	<u>Overnight/Emergency Shelter/Transitional Housing: Assist homeless individuals, homeless families and the chronically homeless to move from living on the street to a stabilized, permanent housing situation when no shelter bed is available or appropriate. Emergency Shelter Beds will bridge the gap from living on the street to living in a permanent housing situation. Activities include street outreach including navigation services, and supportive services.</u>
16	Goal Name	<u>HMIS</u>
	Goal Description	<u>Provide ESG funds for licensing and training of using required HMIS database for 5 years</u>
17	Goal Name	<u>Administration of Public Funds</u>
	Goal Description	<u>5 years of administrative support for CDBG, HOME, and ESG activities</u>

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The County estimates the following number of households will be served by affordable housing activities. *The County may revise the income limit on Owner-Occupied Housing up to 80% AMI for certain types of repairs (e.g. well/septic) or if there is an insufficient number of income-qualifying households at the 50% AMI level.

Activity	Extremely Low Income <30% AMI	Very Low Income (HOME) 30%-50% AMI	Low Income (HOME) & Moderate (CDBG) 50%-80% AMI	Total
Homeowner Housing Rehabilitated	50			50
Rental Housing Rehabilitated		33	11	44
New Rental Units Built	20	33		53
New Homes Built			10	10

TBRA	25	20		45
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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. The Housing Authority of Fresno County (HAFC) is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

HAFC has a Resident Empowerment Division which identifies needs and, where possible, connects residents to available resources. HAFC residents are provided holistic services which include one-on-one case management and group education workshops to adult and youth residents. Resident Empowerment activities empower families by providing opportunities to develop skills for housing stability, academic advancement, employment stability, and wage progression. HAFC works in coordination with multiple community partners to provide direct services to onsite HAFC affordable housing and mixed use/tax credit developments. Youth activities focus on academic development, career awareness, physical fitness, financial education, and other self-development programs to assist them in becoming successful adults. Adult programs provide linkages to resources for education/career advancement awareness, access to job training and Section 3 training and employment opportunities, development of basic life skills, understanding tenant responsibilities, and financial education. Adult program activities are offered for elderly and disabled residents to assist them in aging in place. The Resident Empowerment programs also provide family bonding and neighborhood community building opportunities to assist residents in creating a healthy and safe environment. Resident meetings called “Learning Circles” are held to engage residents, develop resident leaders and discuss issues at the property and the surrounding neighborhood. Local officials and law enforcement are invited into the properties to connect with residents in meetings and events. The annual “National Night Out” event involves the residents and surrounding communities in an annual anti-drug and crime event.

Is the public housing agency designated as troubled under 24 CFR part 902?

No-

[Plan to remove the ‘troubled’ designation](#)

[Not applicable.](#)

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

~~Plan to remove the “troubled” designation~~

~~Not applicable~~

~~SP-55 Barriers to affordable housing—01-215(h)~~

~~Barriers to Affordable Housing~~

~~The most Negative Effects of Public Policies on Affordable Housing and Residential Investment~~

~~There are significant barriers to affordable housing overexpected during the next five-year planning period will not be public policy so much as including the availability of affordable housing residential properties for sale or purchase and the increasingly high cost of new construction of affordable. Additionally, public policies, though often well-intentioned, can unintentionally create barriers to affordable housing and residential investment. These policies can disproportionately impact vulnerable populations, exacerbating challenges for those who are already struggling to secure stable housing.~~

~~Across California, thereBelow is an estimated shortage analysis of 977,030 rental homes specific factors that negatively impact access to affordable and available to extremely low-income households (ELI), whose incomes are at or below the poverty guideline or 30% area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. In 2023 Fresno County had a median household income of \$71,434 which is lower than the U.S. median annual income of \$75,149. The lower median income has resulted in a significant number of households still not able to afford to purchase a home. According to the State's Labor Market Information Division, the County's unemployment rate for March housing:2025 was 8.9% which is higher than the rate of 5.3% for the State of California and 4.2% for the nation during the same period. In Fresno County, the median estimated home value has increased to \$403,003, which is a 2.4% increase over the previous year due to the lack of housing units, high demand, and rising construction costs. Moreover, the 30-year fixed mortgage rates have increased significantly in the past five years, exacerbating housing affordability issues already impacted by increases in housing costs due to lack of housing stock and rising construction costs. Current changes to State policies have motivated developers and investors to explore the possibility of building affordable housing, however the rising cost of construction has also discouraged private investors from considering affordable housing development which tend to be less profitable than market rate housing developments.~~

~~Family Size - Larger families, especially in rural areas, face significant challenges due to the limited availability of larger rental units. Housing developers and landlords are often hesitant to invest in building or maintaining larger units, resulting in insufficient options for families requiring three or more bedrooms.~~

~~Citizenship Impacts on Family Housing Subsidies – Families with mixed immigration statuses face unique difficulties in accessing housing subsidies. Federal policies restrict subsidies to citizens or qualifying non-~~

citizens, often leaving mixed-status families unable to cover the remaining rent portion. This financial gap places them at a higher risk of housing instability. The County will comply with the Personal Responsibility and Work Opportunity Act of 1996 (PRWORA) (Public Law 104-193) and will verify the immigration status of noncitizen applicants and participants in its assistance programs by using the Systematic Alien Verification for Entitlements (SAVE) system.

Rental History – Tenants with past evictions, gaps in rental history, or no previous rental experience can be excluded from housing opportunities, regardless of their current financial stability or behavior.

Credit Checks – Credit checks are often used as a criterion for tenant selection, disproportionately affecting low-income individuals and those with a history of financial hardship. This practice can unfairly penalize tenants who might otherwise be responsible renters.

Criminal Background Checks – The federal mandate allowing criminal background checks for housing applicants poses one of the most significant barriers to housing access for low-income households. Individuals with prior convictions, even for minor offenses, are frequently excluded from housing opportunities. This barrier perpetuates cycles of homelessness and instability, particularly for those attempting to reintegrate into society after incarceration.

Income Requirements – Income requirements for non-Low-Income Public Housing (LIPH) units often exceed what many low-income families can afford. These thresholds can disqualify applicants even when they have subsidies or other means to cover rent. This creates a gap in the housing market for those who do not meet strict income criteria but are still in need of affordable options. Additionally, many landlords require renters to maintain a monthly income of three to five times the monthly rent, while using this requirement to exclude renters seeking to utilize a Housing Choice Voucher or other rental subsidy. Effective January 1, 2020, California prohibited discrimination based on source of income, but landlords remain who fail to understand that for a subsidized household, the required amount of income is calculated based off of the household's share of the rent. The County continues to look for ways to educate landlords and property owners to ensure compliance with State and Federal antidiscrimination laws.

Narrative continues in the Appendix.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

During the next five-year period the County will continue to exercise policies that promote a quality living environment for all existing and future residents of Fresno County. The County acknowledges that local policies and regulations can sometimes be viewed as constraints to affordable housing development. One of the fundamental policy directives of the County's General Plan is to direct intensive development to cities and unincorporated communities where public facilities and infrastructure are already available. The County continues to promote a wide variety of actions to encourage housing opportunities and housing affordability. Actions include policies and associated regulations designed to achieve desired land use patterns, coordinate development with infrastructure

availability, finance capital improvements, distribute the cost of public services, maintain the character of existing neighborhoods, and preserve agricultural lands and open space.

The County is in the process of updating sections of its General Plan, zoning ordinances, and internal policies, procedures, and permitting workflow to increase the ease of affordable housing development and ADUs. The County's zoning ordinance will be updated to allow increased density in zone districts that can support higher density residential development and may include the development of an overlay zone where adequate urban services such as water, sewer, and public transportation are already available. The County will also complete an environmental analysis to support the decision-making process for the first two projects. The County will create pre-approved plans for three models of affordable dwelling units which will be available to the public at no cost. More detailed information on Land Use Controls, zoning ordinances, building codes and enforcement, subdivision ordinances, and building permits and land use application fees is in the County's Housing Element of the General Plan available at the Fresno County Central Library Branch.

In the next five years the County plans to increase development and actively work with developers to promote the County's established communities for new construction. The recent passage of several housing measures such as AB 531 – Behavioral Health Bond by the State of California will make funds available for local jurisdictions to access to increase the housing stock. The County's Department of Behavioral Health has been awarded No Place Like Home funds to build housing for persons experiencing homelessness in Fresno County. Additionally, the County has applied for Behavioral Health Bond funding through the Homekey+ program to develop supportive affordable housing for unhoused individuals with behavioral health challenges.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The FMCoC and County of Fresno are dedicated to reducing and ending homelessness in the community. FMCoC partner agencies employ street outreach teams funded with state, federal, and private dollars, to make the initial contact with homeless individuals on the street. Continual contact through outreach efforts works to build trust between providers and the community and encourages homeless individuals to accept or seek out the services available to them. During the process, households are assessed and referred to immediate services as available, and ultimately assisted to become document ready and matched to permanent housing solutions.

In addition, the FMCoC and its partners are making progress on the development of a new assessment tool. The tool, which should more accurately identify vulnerabilities in underserved populations in need, is currently being tested.

The one-year goals of the jurisdiction include preventing the inflow of homelessness through diversion services and implementing more specific, timely goals around exits to permanent housing; improved connection to other available resources in the community to enhance housing placement and retention, including resources to increase household income; and an increased number exits to permanent housing for those currently in rapid rehousing and emergency shelter projects in the community.

Addressing the emergency and transitional housing needs of homeless persons

The County of Fresno currently provides extended emergency shelter services to CalWORKs families who are unable to resolve their homelessness during the initial 16-day eligibility period as well as two triage emergency shelter programs and one youth bridge housing program. Additionally, there are multiple shelters being provided by the City of Fresno and local housing authority. The County (with both County and FMCoC awards) will continue to utilize HHAP funding to support three triage emergency shelter and one youth bridge/shelter project, as well as other homeless services for the community.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As mentioned above, the goals of the jurisdiction include preventing the inflow of homelessness through diversion services and implementing more specific, timely goals around exits to permanent housing;

improved connection to other available resources in the community to enhance housing placement and retention, including resources to increase household income; and an increased number of exits to permanent housing for those currently in rapid rehousing and emergency shelter projects in the community.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Mainstream resources provided by the Department of Social Services through CalFresh, CalWORKs, Medi-Cal, General Relief, and various other programs are at the forefront of serving the extremely low income and those in need of healthcare, food, and employment services. These programs provide a safety net to help low-income individuals and families who may be at risk of homelessness to retain their housing. Programs include youth-specific services as well providing shelter, rapid rehousing, case management and navigation.

The County's Department of Behavioral Health provides robust mental health services. The Department, in partnership with Fresno Housing Authority, oversees and administers several low-barrier, permanent supportive housing projects for persons experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness who need of mental health and other individualized supportive services.

Additionally, the County currently provides diversion services for persons in the FMCOC jurisdiction. These services prevent homelessness by empowering persons experiencing homelessness identify immediate alternate housing arrangements and connects them with additional service and financial assistance to help them return to permanent housing. The program is able to provide short term case management, financial assistance, housing search and placement, and mediation or conflict resolution.

Lastly, those who exit from publicly funded institutions and systems of care, will be connected with CalAIM resources to receive housing navigation and enhanced care management, as well as referral to other FMCOC programs, as appropriate, to ensure connection to resources as quickly as possible; in some cases, prior to exit.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The County of Fresno will mitigate or abate all applicants seeking assistance under the County's Affordable Housing Programs for the purchase of an existing house that was constructed prior to 1978 are given a pamphlet on the hazards of lead-based paint (LBP). The pamphlet, Protect Your Family from Lead in Your Home, is sponsored by the U.S. Environmental Protection Agency (EPA), the U.S. Consumer Product Safety Commission and the U.S. Department of Housing and Urban Development (HUD). County staff also conducts a visual inspection of the property. If any chipping, peeling, or deteriorated paint is detected, the real estate agent is notified.

It is the responsibility of the agent to provide documentation from a certified LBP consultant that the property has passed a lead clearance exam. HOME funding approval is not granted until all supporting documentation satisfactory to the County is received.

In addition, all applicants seeking assistance under the County's Affordable Housing Programs for the rehabilitation of an existing dwelling that was constructed prior to 1978 are given a pamphlet on the hazards of lead-based paint. The pamphlet, Protect Your Family from Lead in Your Home, is sponsored by the U.S. Environmental Protection Agency (EPA), the U.S. Consumer Product Safety Commission and the U.S. Department of Housing and Urban Development (HUD). For each rehabilitation project, the County contracts with a local state certified LBP consultant to perform appropriate testing, risk assessments and clearance examinations. If testing indicates LBP is present, the consultant provides the County a written report detailing appropriate hazard reduction or remediation/stabilization specifications. The LBP specifications are included as a required component of the mandatory scope of work for the rehabilitation project that is provided to the general contractor overseeing the work. At the completion of the project, County staff along with the LBP consultant confirms the LBP hazards have been remediated in accordance with HUD regulations (24 CFR 35, Subpart J) and supporting documentation is inserted into the project file.

Many families with children aged 5 and younger reside in pre-1978 dwellings where they are exposed to lead-based paint. This is a concern because exposure to lead-based paint and lead-contaminated dust is a source for lead poisoning in children which can lead to irreversible damage. Families living in pre-1978 dwellings that are on Medi-Cal are required to get their children tested for lead. Once lead is detected in the blood, the families receive education and outreach from the Fresno County Childhood Lead Poisoning Prevention Program (CLPPP). Depending on the blood lead level, the children will receive case management and environmental investigations from the CLPPP as well.

The Fresno County Department of Public Health (DPH), Environmental Health Division was awarded a ~~\$3,000,000.00~~ \$4,623,068 grant (effective ~~January 2019~~ March 2025 through ~~January 2021~~ March 2029) from the U. S. Department of Housing and Urban Development (HUD) to implement a Lead-Based Paint Hazard Control (LBPHC) Program to help low-income families remediate lead from pre-1978

dwellings with identified lead hazards. [The Department proposes to remediate 168 units.](#) The Lead Hazard Control Program regulated this grant which is subject to Federal and State regulations pertaining to lead hazard remediation and all services must comply with all applicable laws and regulations.

How are the actions listed above related to the extent of lead poisoning and hazards?

~~The County's DPH investigates and monitors all reported cases of childhood lead poisoning.~~

[The County Department of Public Health has the Childhood Lead Poisoning Prevention Program. This program provides outreach and education, case management, and environmental investigations to identify lead hazards and to prevent childhood lead poisoning. Low-income residents residing in pre-1978 dwellings with identified lead hazards qualify for the Fresno County Lead Hazard Reduction Grant Program. The Lead Hazard Reduction Grant uses funds from HUD to make the dwelling lead safe.](#)

When lead hazards are identified during a childhood lead poisoning investigation, HUD grant funds may be utilized to remediate identified lead hazards to qualified families. Based on maintained records, 776 children under the age of six with elevated blood lead levels were reported in 2023 (California Blood Lead Data, California Department of Public Health). This represented 5.85% of children under the age of six tested in Fresno County.

Outreach efforts by DPH also occur in zip codes targeted for high risk of contact with un-remediated lead-based paint, irrespective of the boundaries of the Urban County area. DPH's activities, as a public health entity, address needs throughout the entire County of Fresno.

How are the actions listed above integrated into housing policies and procedures?

Lead-based paint (LBP) testing and education are requirements for each of the County's HUD-funded housing assistance programs – including those assisted only by rental subsidies. All housing units constructed in 1978 or earlier must be evaluated for unmitigated LBP hazards. The costs associated with LBP remediation are absorbed as project costs through HUD funding. These expenses are not passed on to the housing owners to encourage the long-term safety of the occupants.

The County strictly enforces all requirements for remediation of LBP hazards, as mandated by HUD, in conjunction with its funded programs. Housing financial assistance originating from HUD is required to comply with the Lead-Based Poisoning Prevention Act and HUD's LBP regulations, published September 15, 1999 at 24 CFR Part 35 Lead-Based Paint Poisoning Prevention In Certain Residential Structures.

County staff facilitating rehabilitation of affordable housing will work with the DPH staff administering the LHRG to remediate identified LBP hazards in dwellings matching the DPH's targeting criteria in the LHRG. In the event housing with LBP hazards does not meet the criteria to participate in DPH's LHRG program, the County will utilize the same contractors for the remediation work, but use non-LHRG HUD funding.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The County of Fresno, in partnership with the Fresno County Economic Development Corporation is currently in the public comment period of a Comprehensive Economic Development Strategy (CEDS) for the years 2025-2023. The goals, programs and policies for reducing the number of poverty level families in Fresno County are directly linked to the draft CEDS. In the event that the final executed CEDS, in part or in full, has goals that conflict with this document, the strategies in the final executed CEDS will prevail.

The draft CEDS, through its Action Plan, prioritizes initiatives in the critical areas of business growth, workforce development, real estate and infrastructure investment, and quality of life improvements. The Action Plan focuses on collaboration, accountability, and impact, this plan and aims to serve as a dynamic tool to guide policy, investment, and resource allocation, ensuring Fresno County's continued success as a thriving economic hub. The objectives in the Action Plan are as follows:

Objective 1. Business Growth

Foster a competitive business environment that supports the expansion of existing industries, attracts new investment, and drives innovation to create a resilient and diversified economy.

BUSINESS DEVELOPMENT. Advance business growth, retention, and expansion efforts throughout Fresno County by strengthening industry support, attracting investment, and fostering a competitive economic environment.

BUSINESS RECRUITMENT. Recruit new companies to Fresno County that offer high-quality jobs and are invested in the future of the region.

CBAs. Utilize community benefit agreements (CBAs) to attract and grow businesses while ensuring positive economic, workforce, and community impacts align with economic development priorities.

SMALL BUSINESS. Support the growth and success of Fresno County's small businesses by improving access to resources, strengthening local networks, and fostering a business-friendly environment.

ENTREPRENEURSHIP & STARTUPS. Develop a strong entrepreneurial support ecosystem to ensure startups can grow and thrive in Fresno County.

COORDINATION & COLLABORATION. Develop strategic partnerships among businesses, educational institutions, and economic development organizations to align resources and drive economic growth.

Objective 2. Workforce Development

Build a skilled and adaptable workforce to drive Fresno County's economic growth and competitiveness.

CAREER DEVELOPMENT. Provide ongoing training and opportunities for workers to advance into high quality and living wage jobs.

WORKFORCE PIPELINE. Develop a robust workforce pipeline by fostering partnerships between education, industry, and community organizations to equip the future workforce with the skills to thrive in a dynamic economy.

WORKFORCE SUPPORT. Enhance workforce stability and productivity by addressing barriers to employment and ensuring access to essential resources for local talent.

TALENT ATTRACTION & RETENTION. Develop a talent attraction campaign that emphasizes Fresno County's unique opportunities and its commitment to creating an environment that supports long-term career growth.

COLLABORATION & COORDINATION. Foster a collaborative ecosystem that brings together public, private, and nonprofit partners to align workforce development efforts, enhance industry-education connections, and ensure access to career opportunities across Fresno County.

~~Objective 3. Infrastructure & Real Estate~~

~~Develop and enhance the real estate and infrastructure assets needed to support business growth and strengthen the regional economy.~~

~~COMMERCIAL SITES. Enhance the readiness and marketability of commercial sites by streamlining development processes, modernizing existing properties, and fostering mixed use and flexible workspace solutions that support business attraction and expansion.~~

~~INDUSTRIAL SITES. Expand industrial site availability and readiness through strategic inventory development, targeted infrastructure improvements, and the repurposing of underutilized properties to attract investment and support long-term economic growth.~~

~~UTILITIES. Develop resilient infrastructure systems that ensure reliable and sustainable water, electric, and broadband services to support economic and community growth.~~

~~CONNECTIVITY. Improve regional mobility and economic access by expanding public transit, enhancing highway and rail infrastructure, and supporting the growth of Fresno Yosemite International Airport as a transportation hub.~~

~~Objective 4. Quality of Place~~

~~Elevate the region's quality of place by creating vibrant, resilient communities that attract talent and visitors and support local businesses.~~

~~HOUSING. Support affordable, diverse, and sustainable housing development in Fresno County to support workforce growth, attract new residents, and drive long-term economic vitality.~~

~~DOWNTOWNS. Strengthen the vitality and development of downtowns, central business districts, and Main Streets across the County.~~

~~COMMUNITY IDENTITY. Preserve and promote the authenticity of the community by supporting local culture, historic assets, and unique public spaces that strengthen identity and sense of place.~~

~~GREENSPACE. Integrate greenspaces into current and future developments to enhance recreation, connect popular destinations, and support sustainable development through parks, trails, and non-motorized corridors.~~

"Jurisdiction Goals, Programs, and Policies" narrative continues in the Appendix.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The investment of Fresno County's federal housing funds into communities contributes to employment and the reduction of poverty by creating construction jobs and helps establish a foundation for sustainable economic growth. Job creation, diversifying the economy, and economic growth are all dependent on increasing the desirability of living, and locating businesses, in the region, which are fostered by improvements to quality of life for all area residents, including improving the affordability of housing and increasing the rate of homeownership. Fresno County's affordable housing programs, which rehabilitate and develop affordable housing and provide homeownership opportunities, establish this necessary foundation.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In addition to referring to HUD-provided guidelines and handbooks governing the Federal grants, the County's monitoring standards and procedures are contained in its own procedural handbooks developed to implement the delivery of the CDBG and HOME programs. These handbooks are periodically reviewed and updated as needed to ensure consistent project and program monitoring and compliance with program requirements, including minority business outreach and the comprehensive planning requirements.

The County monitors all Affordable Housing Programs clients annually in accordance with Federal requirements to ensure compliance with HUD regulations. There are approximately 800 active loans in the County's loan portfolio funded through CDBG and HOME. Each individual client is contacted by mail and asked to verify occupancy and housing condition. The County also selects a minimum of 10% of random non-responsive clients for increased vetting which can include an onsite visit to the property. The County maintains an active database of all its affordable housing loans, so that the loans and associated clients can be appropriately monitored.

The County's large multi-unit affordable housing development projects are also monitored annually in accordance with Federal requirements. The County requests and receives information from the project representatives (owner, non-profit, and property management company), which is evaluated by staff for consistency with program requirements and HUD regulations. Staff then visits each complex, evaluates tenant files to verify lease appropriateness and tenant income eligibility. When required, rents paid are also compared with HOME Program rent and utility allowances for compatibility. The County intends to make full use of flexibilities added by the HOME Final Rule (90 FR 746).

Additionally, for the housing development projects, staff annually reviews the development's Management Plan – including tenant selection, participation, and grievance policies ~~—and the Affirmative Fair Housing Marketing Plan.~~ Staff also inspects the finances to compare with the management agreement, and interviews onsite managers for resident complaints. Finally, County rehabilitation staff inspects selected HOME units and the grounds to determine need for repair, and then monitors any necessary work to ensure appropriate completion.

The County maintains a CDBG Program Handbook which contains the procedures the County uses to monitor community development public facility and infrastructure improvement projects. These capital projects are monitored closely by staff through the development process, including site visits, for development appropriateness and labor compliance. The County has also developed a Risk Analysis and

Subrecipient Monitoring Procedures Handbook per HUD guidelines, which is used to monitor subrecipients.

The County conducts minority business outreach as a regular part of its affordable housing programs. County staff meet periodically with area contractors regarding participating in the County's Housing Assistance Rehabilitation Program and has had success in working with many minority-owned businesses. Additionally, information regarding minority-owned businesses is monitored and recorded as part of the County's labor compliance work effort for affordable housing development and public facility and infrastructure improvement projects.

Finally, the County's Citizen Participation Plan, which describes the process for citizen involvement in the selection of activities to be funded under CDBG, HOME and ESG, contains procedures that are followed to ensure compliance with the requirements of the programs involved, and details the County's comprehensive planning requirements and procedures. The Citizen Participation Plan, approved by the County Board of Supervisors, is updated periodically to reflect County and HUD mandated changes, as needed.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The County of Fresno anticipates continued receipt of Federal Community Development Block Grant, HOME Investment Partnerships Grant, and Emergency Solutions Grant funds from the U.S. Department of Housing and Urban Development (HUD), as its anticipated resources over the course of the Consolidated Plan period 2025-2029. The County would intend to apply for any other Federal and State grant funds that may

become available in the future that would help further the goals of the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public- - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$3,172,269.00	\$1,207,500.00	\$1,051,150,068,959.00	\$5,430,919,448,728.00	\$13,689,076.00	CDBG funds will be used for public facility and infrastructure improvements, housing rehabilitation, and public services, <u>street and site improvements for affordable housing development projects</u> , as well as CDBG administration and housing program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public = federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$1,162,933.95	\$500,000.00	\$8,000,000 9,615,645.00	\$9,662,933 11,278,578.95	\$46,400,000, 000.00	HOME funds will be used for rental housing rehabilitation, tenant-based rental assistance, and affordable housing development projects, as well as HOME administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME-ARPEG	public - federal	Homeless Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$281,704.00	\$0.00	\$4,960,751.00	\$4,960,751.281,704.00	\$01,126,816.00	HOME-ARPEG funds will create new rental be used for street outreach, rapid rehousing, emergency shelter/transitional housing units, as well as ESG administration and funding for the HOME-ARP populations; provide supportive services, and operating assistance to non-profits in support of the HOME-ARP populations. HMIS system.

<p><u>ESG</u>Other</p>	<p>public- = federal</p>	<p>Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing <u>Multifamily rental new construction</u> <u>Other</u></p>	<p><u>\$281,704,210,404.00</u></p>	<p><u>0.00</u></p>	<p><u>0.00</u></p>	<p><u>\$281,704,210,404.00</u></p>	<p><u>\$126,81660.00</u></p>	<p>ESG funds will be used for street outreach, rapid rehousing, emergency shelter/transitional housing, a as well as ESG administration and funding for the HMIS system.</p> <p><u>HOME-ARP funds will create new rental housing units for the HOME-ARP populations, provide supportive services, rural nonprofit operating assistance, rural nonprofit capacity building, and rental housing ongoing operating costs in support of the HOME-ARP populations.</u></p>
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Consolidated Plan

FRESNO COUNTY

203

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
								<u>Administrative costs are already allocated. Inclusion of the existing but uncommitted HOME-ARP funds in this plan helps ensure all funds that need to be programmed are included in this Consolidated Plan.</u>

Table 55 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The County leverages all state and federal funding, including funding awarded to the FMCoC and partnering jurisdictions to provide a continuum of services to meet the needs of the homeless in the community. ESG matching resources for ESG are derived from state funding for homeless services programs in the community. Typically, vendors the County contracts with for the provision of ESG funded services are required to match dollar for dollar all ESG funding utilized. As the County utilizes the total allocation amount, the dollar match will parallel ESG allocations provided to the County.

The HOME program requires the County of Fresno to provide matching funds towards affordable housing-, though HUD has waived the match requirements due to economic conditions in the County in recent years. The County's match requirement for HOME is satisfied through the County's waiver of recording fees for housing loans under its Homebuyer Assistance Program and Housing Assistance Rehabilitation Programs, and waived property taxes for HOME-funded affordable housing development loans. These two sources This source consistently provide provides

significantly more match than is required for HOME. ~~As HOME funds will not longer be used for downpayment assistance, the County will seek other funding sources, particularly State Department of Housing and Community Development Permanent Local Housing Allocation funds to carry out those efforts.~~

~~Additionally, the match requirement for the County has generally been reduced or eliminated by HUD, based on economic demographics for the County in comparison to the United States as a whole. For the 2023-24 Program Year, a HOME match reduction was applied to jurisdictions determined by HUD to be financially distressed. To be considered fiscally distressed the percentage of County residents living below the poverty level needed to be more than 16.44%, or the per capita income needed to be below \$26,375. The County of Fresno had a per capita income of \$25,432 and 18.28% of persons below the poverty level. Because Fresno County met both criteria, its Program Year 2023-24 Program Year HOME match requirement was reduced by 100%.~~

If appropriate, describe ~~publicly~~publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

~~The County is currently in the process of developing a list of properties or land under its control that have been determined available and suitable for addressing needs identified in the plan. It is anticipated that this process, including formal actions that may be required, will be completed within the Consolidated Plan period of 2025-2029. For updates on the status of this list, please contact the Community Development Division of the Department of Public Works and Planning.~~
The County is currently in the process of developing a list of properties or land under its control that have been determined available and suitable for addressing needs identified in the plan. It is anticipated that this process, including formal actions that may be required, will be completed within the Consolidated Plan period of 2025-2029. For updates on the status of this list, please contact the Community Development Division of the Department of Public Works and Planning. For land publically available in the County's partner cities, please reach out to each individual city to inquire about any land that has been set aside for affordable housing.

Discussion

The County of Fresno anticipates continued receipt of Federal Community Development Block Grant, HOME Investment Partnerships Grant, and Emergency Solutions Grant funds from the U.S. Department of Housing and Urban Development (HUD), as its anticipated resources over the course of the Consolidated Plan period 2025-2029, as noted above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility & Infrastructure (Cities)	2025	2026 2029	Non-Housing Community Development	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area-Project Jurisdiction	Public Facility and Infrastructure Improvements	CDBG: \$2,054,685.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Facility & Infrastructure (Unincorporated)	2025	2026 2029	Non-Housing Community Development	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area-Project Jurisdiction	Public Facility and Infrastructure Improvements	CDBG: \$1,050,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
3	<u>CDBG</u> Public Services	2025	2026 2029	Non-Homeless Special Needs	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area-Project Jurisdiction	Public Service Activities <u>Services</u>	CDBG: \$428,526.00	Public service activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Owner-Occupied CDBG Housing Rehabilitation	2025	2026 2029	Affordable Housing	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area-Project Jurisdiction	Housing Rehabilitation	CDBG: \$776,755439,564.00	Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Rental Units Rehabilitated” 8 Household Housing Units
5	CDBG Housing Program Delivery	2025	2029	Affordable Housing	Urban County Area	Housing Rehabilitation Affordable Housing Development	CDBG: \$300,000.00	Other: 1 Other
6	CDBG AHD Offsite & Street Improvements	2025	2029	Non-Housing Community Development	Urban County Area	Public Facility & Infrastructure	CDBG: \$300,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 16 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<u>7</u>	HOME Rental Housing Rehabilitation	2025	2026 2029	Affordable Housing	Urban County Area	Housing Rehabilitation	HOME: \$6,000,000.00	Rental units rehabilitated: 33 Household Housing Unit
<u>58</u>	HOME Affordable Housing Development	2025	2028 2029	Affordable Housing	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	Affordable Housing Development	HOME: \$4,000,000.00 <u>12,288.95</u>	Rental units constructed: 22 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit
<u>69</u>	HOME TBR Tenant-Based Rental Assistance (2yrs)	2025	2027 2029	Non-Homeless Special Needs Affordable Housing	County of Fresno	HOME Tenant-Based Rental Assistance (2yrs)	HOME: \$300,000.00	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
<u>10</u>	HOME-ARP Rental Housing & Operating Subsidies	2025	2029	Homeless	Urban County Area	Affordable Housing Development	HOME-ARP: \$2,950,000.00	Housing for Homeless added: 20 Household Housing Unit Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	HOME-ARP Supportive Services	2025	2029	Homeless	Urban County Area	Public Services	HOME-ARP: \$765,204.00	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
12	HOME-ARP Operating Assistance & Capacity Building	2025	2029	Homeless	Urban County Area	Public Services	HOME-ARP: \$495,200.00	Other: 1 Other
713	Street Outreach	2025	2027 2029	Homeless	County of Fresno	Street Outreach	ESG: \$160,000 162,545.00	Homeless Person Overnight Shelter: 112 Street Outreach contacts to homeless individuals on the street Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Rapid Re-housing Rehousing	2025	2027 2029	Homeless	County of Fresno	Rapid Rehousing	ESG: \$3,180 88,738.00	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
15	Emergency Shelter	2025	2027 2029	Homeless	County of Fresno	Emergency Shelter	ESG: \$6,477.00	Homeless Person Overnight Shelter: 53 Bed nights Persons Assisted
16	HMIS	2025	2029	Homeless	County of Fresno	HMIS	ESG: \$2,817.00	Other: 1 Other
17	Administration of Public Funds	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Urban County Area County of Fresno	Administrative Support	CDBG: \$875,953.00 HOME: \$166,290.00 ESG: \$21,127.00 HOME-ARP: \$.00	Other: 1 Other

Table 56 – Goals Summary

Goal Descriptions

<u>1</u>	<u>Goal Name</u>	<u>Public Facility & Infrastructure (Cities)</u>
	<u>Goal Description</u>	<u>A list of specific activities identified for funding is included in the appendix.</u>
<u>2</u>	<u>Goal Name</u>	<u>Public Facility & Infrastructure (Unincorporated)</u>
	<u>Goal Description</u>	<u>A list of specific activities identified for funding is included in the appendix.</u>
<u>3</u>	<u>Goal Name</u>	<u>CDBG Public Services</u>
	<u>Goal Description</u>	<u>A list of specific activities identified for funding is included in the appendix.</u>
<u>4</u>	<u>Goal Name</u>	<u>CDBG Housing Rehabilitation</u>
	<u>Goal Description</u>	<u>Specific activities will be identified as applications are submitted and reviewed for program eligibility.</u>
<u>5</u>	<u>Goal Name</u>	<u>CDBG Housing Program Delivery</u>
	<u>Goal Description</u>	<u>Funding for the staffing and related expenses (project delivery costs), to oversee, operate and process loan applications for the varied eligible CDBG & HOME funded housing programs such as Owner-Occupied Rehabilitation and Rental Rehabilitation Programs.</u>
<u>6</u>	<u>Goal Name</u>	<u>CDBG AHD Offsite & Street Improvements</u>
	<u>Goal Description</u>	<u>Specific activities will be identified based on the needs of affordable housing development projects.</u>

7	Goal Name	<u>HOME Rental Housing Rehabilitation</u>
	Goal Description	<u>Specific activities will be identified after underwriting and coordination of other funding sources, if applicable, have been secured.</u>
8	Goal Name	<u>HOME Affordable Housing Development</u>
	Goal Description	<u>Specific activities will be identified after underwriting and coordination of other funding sources, if applicable, have been secured.</u>
9	Goal Name	<u>HOME Tenant-Based Rental Assistance (2yrs)</u>
	Goal Description	<u>Funding recipients will be identified through a selection process after plan approval.</u>
10	Goal Name	<u>HOME-ARP Rental Housing & Operating Subsidies</u>
	Goal Description	<u>Funding recipients will be identified following a formal solicitation process.</u>
11	Goal Name	<u>HOME-ARP Supportive Services</u>
	Goal Description	<u>Funding recipients will be identified following a formal solicitation process.</u>
12	Goal Name	<u>HOME-ARP Operating Assistance & Capacity Building</u>
	Goal Description	<u>Funding recipient will be identified following a formal solicitation process.</u>
13	Goal Name	<u>Street Outreach</u>
	Goal Description	<u>Services will be provided as individuals are identified in need of assistance.</u>
14	Goal Name	<u>Rapid Rehousing</u>
	Goal Description	<u>Services will be provided as households are identified in need of assistance.</u>

15	<u>Goal Name</u>	<u>Emergency Shelter</u>
	<u>Goal Description</u>	<u>Services will be provided as individuals are identified in need of assistance.</u>
16	<u>Goal Name</u>	<u>HMIS</u>
	<u>Goal Description</u>	<u>This will provide one year of system access and support.</u>
17	<u>Goal Name</u>	<u>Administration of Public Funds</u>
	<u>Goal Description</u>	<u>This will provide administrative support for CBDG, HOME, and ESG.</u>

Projects

AP-35 Projects – 91.220(d)

Introduction

To address the priority needs and specific objectives identified in the Strategic Plan for FY 2025, the County of Fresno has identified 7 projects for CDBG, 4 projects for HOME, 3 projects for HOME-ARP, 1 project for ESG (a requirement for ESG funds), and has reaffirmed its non-administrative projects for HOME-ARP (brought forward from last cycle’s plan). For specific pipeline projects anticipated to be funded, please see the appendix.

Projects

#	Project Name
1	<u>CDBG Public Facility and Infrastructure Projects</u> -(Cities)
2	<u>CDBG Public Facility & Infrastructure Projects</u> -(Unincorporated Areas)
3	<u>CDBG Public Services</u>
4	CDBG Administration <u>Housing Rehabilitation</u>
5	<u>CDBG AHD Offsite & Street Improvements</u>
6	<u>CDBG Housing Program Administration</u> Delivery
7	<u>CDBG Administration</u>
8	<u>HOME Rental</u> Housing Rehabilitation
7	<u>HOME Administration</u>
9	<u>HOME Affordable Housing Development</u>
10	<u>HOME Tenant-Based Rental Assistance (2 yrs)</u>
10	<u>ESG2025 Fresno County</u>
11	<u>HOME-ARP Admin Administration</u>
12	HOME-ARP Rental Housing & Operating Subsidies
13	HOME-ARP Supportive Services
14	HOME-ARP Nonprofit Operating Assistance & Capacity Building
15	<u>ESG25 Fresno County</u>

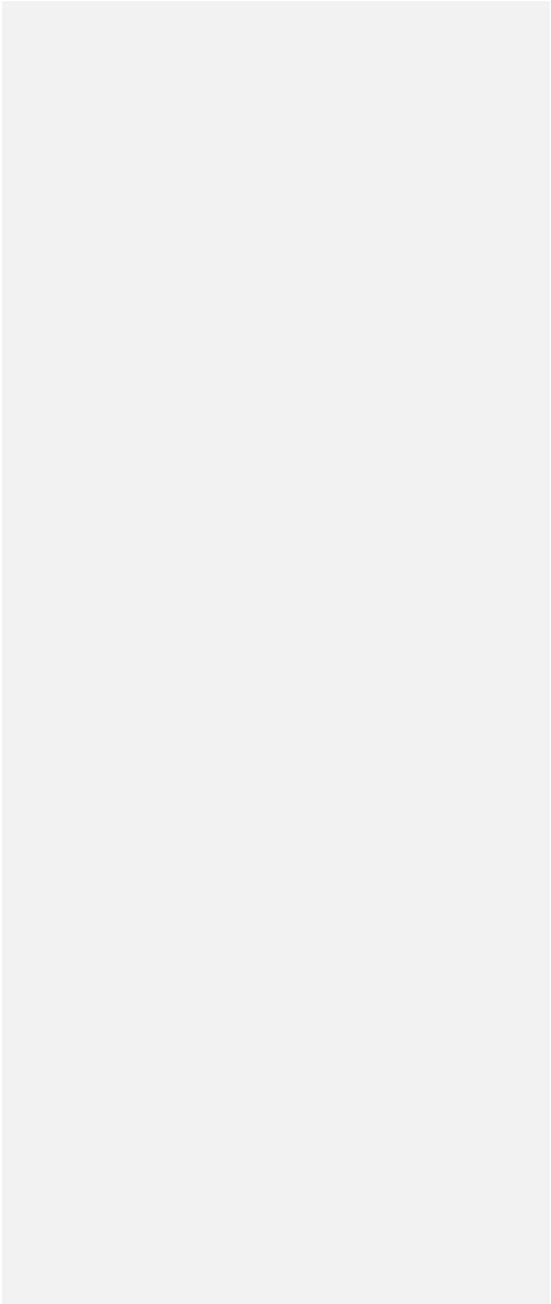
Table 57 – Project Information

~~AP-38 Information~~

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities are chiefly identified to align with meeting priority needs and identifying funds for anticipated pipeline projects. Successful administration of HUD funding typically obligates the County to plan large-scale expenditures 6-18 months before entering into a written agreement. Other allocation priorities are driven by parallel goals outlined in other planning documents, such as the Housing Element and regional plans to address homelessness. While these priorities guide allocations, funds are not identified for Economic Development this year, though the activity remains a high priority. This is because of the high complexity in administering a Federally-funded economic development program. In the event the County identifies a successful strategy to undertake economic development activities in the unincorporated areas of the County or throughout the Urban County Area, the County will amend this Consolidated Plan to include the program.

AP-38 Project Summary
Project Summary Information



1	Project Name	<u>CDBG Public Facility and Infrastructure Projects</u> -(Cities)
	Target Area	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area</u> -Project Jurisdiction
	Goals Supported	Public Facility & Infrastructure (Cities)
	Needs Addressed	Public Facility <u>and</u> Infrastructure <u>Improvements</u>
	Funding	CDBG: \$2,054,685. <u>00</u>
	Description	Public facility and infrastructure improvements within the <u>JPA</u> -participating cities.
	Target Date	6/30/ 2026 <u>2027</u>
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,000 persons living in primarily low/moderate income areas will benefit from the proposed activities.
	Location Description	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area</u> Project Jurisdiction
	Planned Activities	Installation of ADA improvements, park improvements, street improvements, and sidewalk improvements. Specific activities to be funded are listed in the Appendix. This project also includes funding from Fowler City-Generated Program Income. The amount of this program income is approximate and the City of Fowler will utilize 80% of any City-Generated Program Income for its activities, estimated here as \$766,000.
2	Project Name	<u>CDBG Public Facility & Infrastructure Projects</u> -(Unincorporated Areas)
	Target Area	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area</u> -Project Jurisdiction
	Goals Supported	Public Facility & Infrastructure (Unincorporated)
	Needs Addressed	Public Facility <u>and</u> Infrastructure <u>Improvements</u>
	Funding	CDBG: \$1,050,000. <u>00</u>
	Description	Public facility and infrastructure improvements within the unincorporated area.
	Target Date	6/30/ 2026 <u>2027</u>
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,000 persons living in primarily low/moderate income areas will benefit from the proposed activities.

	Location Description	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Planned Activities	Funding of infrastructure improvements in unincorporated areas. Activities to be funded from Unincorporated Areas project list, in Appendix, in listed order as funding allows. Funding includes \$150,000 for project delivery costs.
3	Project Name	<u>CDBG Public Services</u>
	Target Area	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Goals Supported	<u>CDBG Public Services</u>
	Needs Addressed	Public Service Activities <u>Services</u>
	Funding	CDBG: \$428,526.00
	Description	Public services activities, including area-based policing and community-based social services to eligible recipients, including low-income youth and victims of domestic violence.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12,000 low- and moderate-income persons, or persons living in primarily low/moderate areas will benefit from the proposed activities.
	Location Description	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Planned Activities	Public services activities will consist of Sheriff's Area-Based Policing (crime prevention), and funding for community-based social service programs provided by the Boys & Girls Club of Fresno County and Westside Youth, Inc., which provide services to low-income youth. Also included will be services provided to victims of domestic violence, by the Marjaree Mason Center.
4	Project Name	CDBG Administration <u>Housing Rehabilitation</u>
	Target Area	<u>Urban County Area</u>
	Goals Supported	<u>CDBG Housing Rehabilitation</u>
	Needs Addressed	<u>Housing Rehabilitation</u>
	Funding	CDBG: \$875,953 <u>439,564.00</u>

	Description	<u>Administration of the CDBG program. CDBG funds for the rehabilitation of homes occupied by eligible low- and moderate-income households.</u>
	Target Date	<u>6/30/2026</u>
	Estimate the number and type of families that will benefit from the proposed activities	<u>0 Up to 18 low- or moderate-income households will benefit from the proposed activity.</u>
	Location Description	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Planned Activities	<u>Administration of the CDBG program. The funding level for CDBG Administration includes administration of the Fowler City-Generated Program Income. This amount is approximate and the County will utilize 20% of any City-Generated Program Income for its administrative costs, estimated here as \$191,500. Loans for rehabilitation of existing homes (Rental and Owner-Occupied)</u>
5	Project Name	<u>Housing Program Delivery CDBG AHD Offsite & Street Improvements</u>
	Target Area	<u>Urban County Area</u>
	Goals Supported	<u>CDBG AHD Offsite & Street Improvements</u>
	Needs Addressed	<u>Public Facility & Infrastructure</u>
	Funding	<u>CDBG: \$245300,000.00</u>
	Description	<u>Funding for the staffing and related expenses (project delivery costs), to oversee, operate and process loan applications for the varied eligible CDBG & HOME funded housing programs such as Owner-Occupied Rehabilitation and Rental Rehabilitation Programs. Includes funding for temporary storage, relocation, lead based paint remediation, and asbestos remediation, if needed. Support all CDBG-eligible costs associated with funded HOME projects, specifically including offsite and street improvements necessary to complete the development.</u>
	Target Date	<u>6/30/262027</u>
	Estimate the number and type of families that will benefit from the proposed activities	<u>Approximately 16 or more low- and moderate-income households will benefit from the activity.</u>
	Location Description	Urban County Area

	Planned Activities	<u>Assist renters and owners. Funding for the staffing, travel, materials and supplies to oversee and operate eligible housing programs. Support the offsite infrastructure and street improvements needs associated with HOME-funded projects (including but not limited to new multifamily construction, new single-family home construction).</u>
6	Project Name	<u>CDBG Housing Rehabilitation Program Delivery</u>
	Target Area	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Goals Supported	<u>CDBG Housing Rehabilitation CDBG Housing Program Delivery HOME Rental Housing Rehabilitation HOME Affordable Housing Development</u>
	Needs Addressed	<u>Housing Rehabilitation Affordable Housing Development</u>
	Funding	<u>CDBG: \$776,755,300,000.00</u>
	Description	<u>Loans to homeowners for home repairs, and loans to business owners for rehabilitation of exterior commercial facades and any associated code violation corrections. Housing rehabilitation loans funded with CDBG and HOME and commercial facade improvement loans funded with CDBG funds. Funding for the staffing and related expenses (project delivery costs), to oversee, operate and process applications for the varied eligible CDBG & HOME funded housing programs such as owner-occupied rehabilitation, rental rehabilitation, and affordable housing development. Includes funding for temporary storage, relocation, lead-based paint remediation, and asbestos remediation, if needed.</u>
	Target Date	<u>6/30/2026</u> 2030
	Estimate the number and type of families that will benefit from the proposed activities	<u>These funds are for project delivery costs, not direct assistance to low- or moderate-income households will benefit from the proposed activity.</u> 10
	Location Description	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Planned Activities	<u>Funding for the staffing, travel, professional services, LBP/asbestos hazard abatement, materials, and supplies to oversee and operate eligible housing programs.</u>

7	Project Name	<u>HOME</u> CDBG Administration
	Target Area	<u>Urban County Area</u>
	Goals Supported	<u>Administration of Public Funds</u>
	Needs Addressed	<u>Administrative Support</u>
	Funding	<u>HOME: \$300,000</u> CDBG: \$875,953.00
	Description	Administration of the <u>CDBG Program (may also include administrative costs of the HOME program-).</u>
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<u>0</u> Funds will be used to support the administration of all CDBG and HOME activities, but funds will not support individual households.
	Location Description	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Planned Activities	<u>Administration of the HOME program-Administration of the CDBG program (including administrative costs of the HOME program). The funding level for CDBG Administration also includes administration of the Fowler City-Generated Program Income. This amount is approximate and the County will utilize 20% of any City-Generated Program Income for its administrative costs, estimated here as \$191,500.</u>
8	Project Name	<u>Affordable</u> HOME Rental Housing Development Rehabilitation
	Target Area	<u>Urban County Area</u>
	Goals Supported	<u>HOME Rental Housing Rehabilitation</u>
	Needs Addressed	<u>Housing Rehabilitation</u>
	Funding	<u>HOME: \$6,000,000.00</u>
	Description	<u>HOME funds for the rehabilitation of multifamily rental units occupied by eligible low- and moderate-income households. Specific pipeline projects to be funded are included in the appendix, however, these pipeline projects may not materialize if they are unable to secure all necessary funding needed for development.</u>
	Target Date	<u>6/30/2027</u>

	<u>Estimate the number and type of families that will benefit from the proposed activities</u>	<u>Up to 33 low- or moderate-income households will benefit from the proposed activity.</u>
	<u>Target Area/Location Description</u>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
	<u>Planned Activities</u>	<u>Rehabilitate multifamily rental units occupied by eligible low- and moderate-income households.</u>
9	<u>Project Name</u>	<u>HOME Affordable Housing Development</u>
	<u>Target Area</u>	<u>Urban County Area</u>
	<u>Goals Supported</u>	<u>HOME Affordable Housing Development</u>
	<u>Needs Addressed</u>	Affordable Housing Development
	<u>Funding</u>	HOME: \$4,000,000 <u>812,288.95</u>
	<u>Description</u>	<u>Loans Funds for development of new affordable housing units. \$300,000 is set aside for loans to developers proposing affordable housing specific pipeline projects that meet to be funded are included in the CHDO requirements; \$4,700,000 is available exclusively for loans to developers proposing affordable housing appendix, however, these pipeline projects whether may not materialize if they meet CHDO requirements or not. Specific are unable to secure all necessary funding needed for development. New pipeline projects are identified through an Action Plan Amendment once a project meets all requirements and may be added to the Board of Supervisors approves and executes an agreement awarding funds list as applications are received.</u>
	<u>Target Date</u>	6/30/ 2028 <u>2027</u>
	<u>Estimate the number and type of families that will benefit from the proposed activities</u>	22 low- or moderate-income households will benefit from the proposed activities.
	<u>Location Description</u>	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	<u>Planned Activities</u>	<u>Loans Funds for development of new affordable multifamily rental housing. (Rental and Homeownership) single-family homes.</u>
	<u>Project Name</u>	HOME Tenant-Based Rental Assistance <u>(2yrs)</u>

910	Target Area	<u>Urban County Area</u> County of Fresno
	Goals Supported	HOME Tenant-Based Rental Assistance <u>(2yrs)</u>
	Needs Addressed	HOME Tenant-Based Rental Assistance <u>(2yrs)</u>
	Funding	<u>HOME: \$300,000.00</u>
	Description	Tenant-based rental assistance to eligible residents <u>households in special-needs populations for up to 2 years each.</u>
	Target Date	<u>6/30/2027</u>
	Estimate the number and type of families that will benefit from the proposed activities	Up to 10 households at or below 80% AMI <u>in special needs populations</u> will benefit from the proposed activities.
	Location Description	HDAP clients <u>Households referred by the Department of Social Services</u> may reside anywhere in County of Fresno; non-HDAP TBRA-assisted clients <u>households in special-needs populations</u> must be <u>identify a housing unit</u> in the Urban County Area.
Planned Activities	Tenant-based rental assistance to eligible residents <u>households for a period of up to 24 months</u>	
11	Project Name	<u>HOME Administration</u>
	Target Area	<u>Urban County Area</u>
	Goals Supported	<u>Administration of Public Funds</u>
	Needs Addressed	<u>Administrative Support</u>
	Funding	<u>HOME: \$166,290.00</u>
	Description	<u>Funds for administration of the HOME Program.</u>
	Target Date	<u>6/30/2026</u>
Estimate the number and type of families that will benefit from the proposed activities	<u>N/A these funds are administrative in nature.</u>	
10	Project Name	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Description	<u>ESG25-Fresno County</u>
	Planned Activities	<u>Administration of the HOME program.</u>
12	Project Name	<u>HOME-ARP Rental Housing & Operating Subsidies</u>
	Target Area	<u>Urban County Area</u>

Merged Cells

Split Cells

	Goals Supported	<u>HOME-ARP Rental Housing & Operating Subsidies</u>
	Needs Addressed	<u>Affordable Housing Development</u>
	Funding	<u>HOME-ARP: \$2,950,000.00</u>
	Description	<u>Acquire, rehabilitate, or construct affordable rental housing, and provide operating subsidies to ensure the viability of rental housing projects serving HOME-ARP qualifying populations.</u>
	Target Date	<u>6/30/2026</u>
	Estimate the number and type of families that will benefit from the proposed activities	<u>20 units of housing for homeless households constructed</u>
	Target Area Location Description	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Planned Activities	<u>20 units of housing for Homeless constructed, and operating subsidies for one non-profit organization</u>
13	Project Name	<u>HOME-ARP Supportive Services</u>
	Target Area	<u>Urban County Area</u>
	Goals Supported	<u>HOME-ARP Supportive Services</u>
	Needs Addressed	<u>Public Services</u>
	Funding	<u>HOME-ARP: \$765,204.00</u>
	Description	<u>Operating assistance and capacity building funds to nonprofit entities to develop services for HOME-ARP qualifying populations.</u>
	Target Date	<u>6/30/2026</u>
	Estimate the number and type of families that will benefit from the proposed activities	<u>Up to 1,500 persons from qualified HOME-ARP populations will receive services</u>
	Location Description	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Planned Activities	<u>Supportive services to HOME-ARP qualifying populations to reduce homelessness and increase housing stability.</u>
14	Project Name	<u>HOME-ARP Operating Assistance & Capacity Building</u>
	Target Area	<u>Urban County Area</u>
	Goals Supported	<u>HOME-ARP Operating Assistance & Capacity Building</u>

	Needs Addressed	<u>Public Services</u>
	Funding	<u>HOME-ARP: \$495,200.00</u>
	Description	<u>Operating assistance and capacity building funds to nonprofit entities to develop services for HOME-ARP qualifying populations.</u>
	Target Date	<u>6/30/2026</u>
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	<u>Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction</u>
	Planned Activities	<u>Operating assistance and capacity building funds to nonprofit entities to develop services for HOME-ARP qualifying populations.</u>
15	Project Name	<u>ESG25 Fresno County</u>
	Target Area	<u>County of Fresno</u>
	Goals Supported	<u>Street Outreach</u> Rapid Rehousing Emergency Shelter Homelessness Prevention HMIS <u>Administration of Public Funds</u>
	Needs Addressed	<u>Street Outreach</u> Rapid Rehousing Emergency Shelter Homelessness Prevention <u>Administrative Support</u>
	Funding	ESG: <u>\$281,704.00</u>
	Description	ESG activities, to include Street Outreach (\$162,545); tenant based rental assistance/Rapid rehousing (\$88,738); overnight/emergency shelter/transitional housing (\$6,477). The project will also include HMIS (\$2,817) and ESG administration of 7.5% (\$21,127).
	Target Date	2027 <u>6/30/2026</u>
	Estimate the number and type of families that will benefit from the proposed activities	Households served will include chronically and non-chronically homeless individuals and families. Street Outreach will make 112 contacts for services; Rapid Rehousing will serve 5 households; and 53 households will receive emergency shelter.
	Location Description	Rural, unincorporated, and metropolitan areas of the County.

	Planned Activities	ESG activities, to include tenant-based rental assistance/rapid rehousing, overnight/emergency shelter/transitional housing, and homelessness prevention services. The project will also include ESG administration, and funding of the HMIS system.
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Affordable housing needs will be met through the provision of CDBG and/or HOME funding to construct, rehabilitate, or reconstruct affordable housing, including the costs to provide for the delivery of eligible project costs associated with a specific project. Housing funds from both CDBG- and HOME-funded housing programs are available for eligible applicants and activities that are consistent with the Action Plan’s goals and objectives within the unincorporated area of the County of Fresno and cities participating in the Urban County jurisdiction. While the County will promote and make every effort to fund its goals and objectives as stated in this document, it may be necessary at times to shift funds between programs based on need and in order to meet HUD’s expenditure timeliness requirements.

Public facility and infrastructure improvement needs exist in the County’s unincorporated area communities and partner cities. Public facilities and infrastructure in these smaller communities and cities is aged and deteriorating. The most significant needs include water and sewer systems, storm drainage, wastewater treatment facilities, street and sidewalk improvements and street lighting. There is also a need for new and/or improved neighborhood parks, senior centers, community centers, and fire stations. Existing public facilities and infrastructure are also in need of Americans with Disabilities Act (ADA)-required improvements.

The ESG Program supports outreach to and shelters for homeless individuals and families and supports programs that prevent homelessness or rapidly re-house the homeless. The County’s ESG funds are utilized to support these types of programs in the County of Fresno consistent with regional efforts such as the Fresno Madera Continuum of Care (FMCoC) and other efforts to address homelessness.

Geographic Distribution

Target Area	Percentage of Funds
Urban County of Fresno Area	11%89
Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction	89%11

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County of Fresno encompasses approximately 6,000 square miles and has people in need of housing assistance throughout the County. The amount of funds available is not sufficient to meet all of the housing needs of its residents. CDBG and HOME funds designated for housing are utilized on a first come, first served basis, with CDBG funding restricted to residents in the unincorporated areas of the County of Fresno while HOME funds are available to residents in the eight partner cities (Fowler,

Kerman, Kingsburg, Mendota, Orange Cove, Reedley, Sanger and Selma) and the unincorporated areas of the County of Fresno.

Public facility and infrastructure improvements needs of the County's unincorporated area communities are addressed via a formal application for funding, open from June through August, where communities are able to submit projects for CDBG funding. Applications are reviewed to determine eligibility and to determine whether the project meets a CDBG national objective. Eligible projects are presented annually to the Housing and Community Development Citizen Advisory Committee, which reviews the applications and scores the projects submitted and provides a recommended funding order list to the Board of Supervisors for ~~inclusion in~~incorporation into the Annual Action Plan. Partner cities receive proportional allocations of CDBG funds in accordance with a population-based formula prescribed by HUD, and annually submit public facility and infrastructure projects requested for ~~inclusion in~~incorporation into the Annual Action Plan. Partner city project are reviewed for eligibility and CDBG national objective, and approved by the County Board of Supervisors as part of the Annual Action Plan.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Year 1 of the Annual Action Plan incorporates all prior unprogrammed HOME and HOME-ARP resources, so the goals listed for this year are significantly larger than those that may be identified in any subsequent years. Consistent with HUD instructions for preparation of the Consolidated Plan, households supported by ESG are not captured in these tables. As discussed in the Housing Market Analysis, acquisition of existing units is not identified as a goal. Any production of new units or rehab of existing units might also include acquisition of land, structures, or residences, but this acquisition is secondary to the production or rehabilitation of units.

One Year Goals for the Number of Households to be Supported	
Homeless	<u>20</u>
Non-Homeless	<u>61</u>
Special-Needs	<u>22</u>
Total	<u>103</u>

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	<u>10</u>
The Production of New Units	<u>42</u>
Rehab of Existing Units	<u>51</u>
Acquisition of Existing Units	<u>0</u>
Total	<u>103</u>

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Public housing within Fresno is administered by the Housing Authority of Fresno County (HAFC). The County coordinates with HAFC and shares information about their respective programs. HAFC receives an allocation from HUD, including an allocation through the Capital Fund program. The Capital Fund program will be used to repair, renovate and/or modernize the public housing developments and their physical inventory. The County also administers the Permanent Local Housing Allocation (PLHA) from which HAFC has received funding. The County also partners with HAFC on the administration of the HMIS homeless information management system for applicable homeless assistance programs administered by the County.

Actions planned during the next year to address the needs to public housing

It is anticipated that a series of Rental Assistance Demonstration (RAD) program conversions will take place during this period to renovate a portion of the public housing in Fresno County. Applications to HUD for the conversions of other Public Housing units are expected to be submitted for funding approval. HAFC continues to explore options and development timelines, before submitting the remaining public housing units for approval.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HAFC's Resident Advisory Board meets at least annually to review any changes to HAFC admissions policies. Two public housing residents sit on the Board of Commissioners for HAFC. The residents are able to make comments before the Board of Commissioners and their comments are solicited for all major policy changes.

HAFC participated in a homeownership program in previous years where over 200 foreclosed homes were renovated and sold to low-income residents and other individuals. Although there are no longer any homes or participants remaining, HAFC is exploring renewing similar homeownership activities in the future. HAFC refers families inquiring about homeownership to HUD-approved Local Housing Counseling agencies to pre-purchase housing counseling and financial management workshops.

The HAFC Resident Empowerment team works with local programs to offer workshops on financial literacy – with emphasis on budgeting and implementation of a family savings plan – to interested families who live in subsidized housing. Families are referred to resources regarding credit counseling and other homeownership ready workshops in the community as needed.

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

Not applicable. HAFC is not designated as troubled.

Discussion

The County's plan includes working with responsible entities for the development of housing affordable to low- and moderate-income persons. The County will accomplish this goal by making funds available as gap financing loans through its HOME grant to construct eligible new affordable housing developments, and will provide homebuyer assistance loans to eligible residents ready for first-time homeownership. The County will continue to work with the Housing Authority of Fresno County (HAFC) and other qualified private nonprofit entities during the next Program Year to address the needs of housing within the County's jurisdiction. The County will actively market its Homebuyer Assistance Program (HAP) to public housing residents to encourage homeownership. The County fully supports the HAFC's efforts to ensure adequate affordable housing for all County residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

~~Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including~~

The one-year goals of the jurisdiction include preventing the inflow of homelessness through diversion services and implementing more specific, timely goals around exits to permanent housing; improved connection to other available resources in the community to enhance housing placement and retention, including resources to increase household income; and an increased number of exits to permanent housing for those currently in rapid rehousing and emergency shelter projects in the community.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As a member of the Fresno Madera Continuum of Care (FMCoC), the County of Fresno collaborates with agencies who perform outreach in the metropolitan area. Additionally, the County has expanded its outreach services in rural areas of Fresno County, ensuring that those experiencing homelessness with limited access to services are provided with a pathway to connect to available resources. The County has also initiated a pilot program to offer motel vouchers to unhoused individuals displaced by encampment resolutions in County jurisdiction, providing temporary shelter and an opportunity for continued engagement with the intent to connect the unhoused individuals to other resources. The County, along with the FMCoC, will continue to encourage the development of interpersonal relationships between the homeless and outreach team members in order to create an environment where clients are comfortable seeking out services.

The County also funds the Multi-Agency Access Program (MAP) at locations throughout the County. MAP serves as a Coordinated Entry Access Site and provides a single point of entry to help identify the needs of each individual or family, facilitates access to services, and links individuals to services relating to social and health services, public benefits, housing, and other immediate necessities. A screening tool is used to help individuals identify their needs and link them to a variety of resources and services. For those that are experiencing homelessness or report housing needs, the Vulnerability Index – Specialized Prioritization Decision Assistance Tool (VI-SPDAT) assessment is offered by MAP Navigation staff to assess individual need. The most vulnerable assessed are prioritized for assistance as it becomes available.

Addressing the emergency shelter and transitional housing needs of homeless persons

It is a priority to continue to support emergency shelter services within the FMCoC jurisdiction. Shelter

services are available in conjunction with other homeless assistance services in order to provide a safe location for clients to stay while they secure permanent housing. The County will be partnering with local agencies to provide ESG services during Consolidated Plan Program Years and ensure that emergency shelter continues to be available in the community for individuals that are experiencing homelessness. Since 2019, the County has partnered with the FMCoC to support emergency shelter and transitional housing capacity through State and Federal funding sources.

The County of Fresno, in partnership with the FMCoC, City of Fresno, and County of Madera are in the process of submitting a regional application for the sixth round of the State's Homeless Housing, Assistance and Prevention (HHAP) Program funding that will maintain the available emergency shelter portfolio for additional years as well as supporting ongoing homeless services needed in the community. As part of the application process the jurisdictions will develop an updated action plan to address and reduce homelessness in the region.

The County, through [it'sjts](#) Department of Behavioral Health, provides transitional housing for unhoused individuals with behavioral health challenges through the Behavioral Health Bridge Housing and Master Leasing programs. These programs provide between 6 and 24 months of transitional housing support intended to provide an opportunity for the residents to connect to long-term permanent housing options.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Planned action steps for the coming year include continuing collaborative efforts aimed at reducing individual and family homelessness. The FMCoC is in the process of designing and implementing an assessment tool tailored to the needs of the community, which will replace the existing Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT). The new assessment tool will be used uniformly throughout the FMCoC Coordinated Entry System and helps service providers determine the proper housing intervention for an individual or family. Those found to be the most vulnerable are assisted first. By having a better understanding of an individual's needs, appropriate housing and case management can be provided to ensure a shorter time experiencing homelessness and that those assisted are able to maintain long-term housing. Homeless individuals benefit from case management during and after the transition to permanent housing by learning skills that are necessary to retain housing. The FMCoC's Housing First model and ongoing rapid rehousing services are evidence-based mechanisms that have been implemented in order to shorten the period of time that individuals and

families experience homelessness, as well as to prevent returns to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Those who exit from publicly funded institutions and systems of care, that meet the definition of chronically homeless prior to entry, and are income qualified, are eligible to receive ESG assistance in order to obtain housing upon discharge or exit from such programs. Additionally, the County funds the Belgravia Center, a transitional housing re-entry program for individuals exiting criminal justice institutions that are at risk of homelessness. The Belgravia Center program provides up to 6 months of transitional shelter and facilitates connections to long-term, stable housing through case management and housing navigation services. The County also funds shelter diversion services in rural and metro Fresno County, which are intended to assist individuals and families in identifying existing resources to avoid or reduce the length of time spent homeless.

Mainstream resources are provided by the Department of Social Services through CalFresh, CalWORKs, Medi-Cal, General Relief, and various other programs. These programs provide a safety net to help low-income individuals and families who may be at risk of homelessness to retain their housing. Furthermore, through efficient coordination of agencies and programs through the FMCoC, homeless prevention services are available to those at risk of homelessness in the community through other member agencies.

Discussion

The County of Fresno will continue to work closely with the FMCoC in developing plans for ESG services that will benefit the community and align with the broader goals of the FMCoC. The County will continue to consult with the FMCoC on the allocation of ESG funds, utilizing HMIS, the Point-In-Time Count and other relevant data to ensure that services are appropriate and readily available, ~~appropriate, and~~ accessible to the homeless in the community. The County continues to coordinate with the FMCoC and other regional partners to support ongoing HHAP-funded services including emergency shelter, diversion/prevention, rapid rehousing, street outreach, and landlord engagement.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There are significant barriers to affordable housing expected during the next five-year planning period including the availability of affordable residential properties for rent or purchase and the high cost of new construction. Additionally, public policies, though often well-intentioned, can unintentionally create barriers to affordable housing and residential investment. These policies can disproportionately impact vulnerable populations, exacerbating challenges for those who are already struggling to secure stable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

While the County has little control over market conditions that can influence and increase the cost of housing development, it acknowledges that local policies and regulations can sometimes be viewed as constraints to affordable housing development. One of the fundamental policy directives of the County's General Plan, is to direct intensive development to cities and unincorporated communities where public facilities and infrastructure are already available.

The County continues to promote a wide variety of actions to encourage housing opportunities and housing affordability. Actions include policies and associated regulations designed to achieve desired land use patterns, coordinate development with infrastructure availability, finance capital improvements, distribute the cost of public services, maintain the character of existing neighborhoods, and reserve agricultural lands and open space. Additionally, the County will explore making accessory dwelling units (ADUs) a by-right possibility for areas that have the necessary infrastructure and will not harm the environment. More detailed information on Land Use Controls, zoning ordinances, building codes and enforcement, subdivision ordinances, and building permits and land use application fees are available in Consolidated Plan the County's Housing Element of the General Plan. A printed copy of the Housing Element of the General Plan is available at the Fresno County Central Library Branch.

In the next five years the County plans to increase development and actively work with developers to promote the County's established communities for new developments. The recent passage of several housing measures such as AB 531 – Behavioral Health Bond by the State of California will make funds available for local jurisdictions to access to increase the housing stock. The County's Department of Behavior Health has been awarded No Place Like Home funds to build housing for persons experiencing homelessness in Fresno County. Additionally, the County has applied for Behavioral Health Bond funding through the Homekey+ program to develop supportive affordable housing for unhoused individuals with behavioral health challenges. The County will continue to pursue all available State and Federal funding

to support the development of affordable housing.

Discussion:

The most significant barriers to affordable housing over the next five-year period will not be policy so much as the availability of properties for sale and the high cost of new construction. The County will continue to work with low-income housing developers to develop affordable rental units via HOME funds. The County will continue to make HOME funds available to eligible Community Housing Development Organizations (CHDOs) and other qualified developers with feasible proposals for the development of affordable housing and will apply for any State funds that are identified to increase the housing stock in Fresno County.

Across California, there is an estimated shortage of 977,030 rental homes affordable and available to extremely low-income households (ELI), whose incomes are at or below the poverty guideline or 30% area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. In 2023 Fresno County had a median household income of \$71,434 which is lower than the U.S. median annual income of \$75,149. The lower median income has resulted in a significant number of households still not able to afford to purchase a home. According to the State’s Labor Market Information Division, the County’s unemployment rate for March 2025 was 8.9% which is higher than the rate of 5.3% for the State of California and 4.2% for the nation during the same period. In Fresno County, the median estimated home value has increased to \$403,003, which is a 2.4% increase over the previous year due to the lack of housing units, high demand, and rising construction costs. Moreover, the 30-year fixed mortgage rates have increased significantly in the past five years, exacerbating housing affordability issues already impacted by increases in housing costs due to lack of housing stock and rising construction costs.

AP-85 Other Actions – 91.220(k)

Introduction:

A primary objective of the CDBG and HOME programs is the development of viable urban communities. The County intends to accomplish its goal and objective by providing available entitlement funds for improvements to eligible housing and public facilities and infrastructure activities in low- to moderate-income communities and neighborhoods; and by expanding economic opportunities that promote a suitable living environment. CDBG and HOME funds will be used to principally benefit low- and moderate-income persons within the County's Urban County jurisdiction.

Actions planned to address obstacles to meeting underserved needs

The County's actions this next year to address obstacles to meeting ~~underserved~~these needs will be to distribute funds timely for eligible activities that are ready to proceed. Part of this effort will be to seek out qualified CHDOs and/or private and non-profit organizations with shovel-ready affordable housing development projects aimed at very low-income households. Additionally, the County will continue to pursue Federal, State, and private funding, when available, to assist in meeting ~~the underserved~~these needs of Fresno County residents.

Actions planned to foster and maintain affordable housing

The County has adopted three actions to foster and maintain affordable housing.

1. Support affordable housing development to increase the supply of affordable housing units. The County is committed to the development of affordable housing and will set aside HOME funds for eligible CHDO projects during the 2025-26 program year. The County's focus is on proposals for the development of rental units or single-family homes affordable to households earning no more than 80% of area median income (AMI) and with units designed to accommodate elderly households, large family households and disabled households. Proposals for this type of housing development from private developers will also be considered. Non-CHDO developers may also submit proposals for HOME entitlement funds for eligible affordable housing development projects, as non-CHDO HOME funds are available. All applications are reviewed for eligibility, feasibility and readiness to proceed timely.

2. Promote safety, integrity and stability of existing housing for low- to moderate-income persons. Through continued funding of the ~~Housing Assistance~~Owner-Occupied Rehabilitation Program (~~HARPOORP~~), the County will utilize CDBG or HOME funds to provide assistance to owner-occupied households, with incomes at or below 80% of the AMI, in need of minor to substantial housing rehabilitation or reconstruction including Americans with Disabilities Act (ADA) modifications ~~to improve accessibility.~~ These funds are also available for rehabilitation of qualified rental housing that is occupied by low- to moderate-income persons.

~~3. Promote homeownership for eligible low- and moderate- income first time homebuyers through~~

~~continued funding of the Homebuyer Assistance Program (HAP). HOME funds will be made available to provide gap financing in the form of deferred loans that will assist eligible low-income, first-time homebuyers on the purchase of their homes. Additionally, the County will~~³. The County may fund CHDOs or other affordable housing developers that are proposing to build single-family homes for sale to low-income residents or utilize the Self-Help method to promote homeownership.

Actions planned to reduce lead-based paint hazards

The County's Affordable Housing Programs will actively continue to work in conjunction with the Department of Public Health, Environmental Health Division, and Residential Housing and Lead Hazard Control Programs to reduce lead-based paint hazards. Through either the HARPOORP Program, ~~the Rental Rehabilitation Program (RRP)~~, or the HUD Lead-Based Paint Hazard Control Grant, staff will work with homeowners and landlords to remediate identified LBP hazards in housing units in the County's unincorporated area. The County contracts for the testing and abatement of lead-based paint hazards and asbestos hazards for homes rehabilitated through the County's housing rehabilitation program and/or Lead-Based Paint Hazard Control program. The Lead Hazard Reduction Program ~~is~~ staffed by the Department of Public Health, Environmental Health Division and funded by a grant from the United States Department of Housing and Urban Development (HUD) ~~grant~~ ^{can}to remediate identified lead hazards in pre-1978 homes in incorporated cities within Fresno County or in the County's unincorporated area where low-income families with children under six reside or visit regularly.

Actions planned to reduce the number of poverty-level families

The County of Fresno's Antipoverty Strategy, described in section SP-70 of the County's PY 2025-2029 Strategic Plan, focuses on four objectives:

1. Business Growth: Foster a competitive business environment that supports the expansion of existing industries, attracts new investment, and drives innovation to create a resilient and diversified economy.
2. Workforce Development: Build a skilled and adaptable workforce to drive Fresno County's economic growth and competitiveness.
3. Infrastructure & Real Estate: Develop and enhance the real estate and infrastructure assets needed to support business growth and strengthen the regional economy.
4. Quality of Place: Elevate the region's quality of place by creating vibrant, resilient communities that attract talent and visitors and support local businesses.

During the Program Year 2025-29, the County of Fresno will strive to reduce the number of families living in poverty by actively working toward and supporting these ~~three~~^{four} goals in a number of ways,

including the following:

The investment of Fresno County HOME Investment Partnership Program (HOME) and CDBG funds for housing and public facility and infrastructure improvement activities into its neighborhoods and communities contributes to increased employment in the construction industry and related supporting businesses and services, assisting in the reduction of poverty.

~~The Fresno County FACE Program continues to improve the commercial areas of eligible communities as well as providing local businesses an opportunity for economic growth. The FACE Program generates an immediate increase in construction employment, and over the long term the business improvements will add to the impacted area's economic development and job creation.~~

The County of Fresno will continue to actively partner and support county-wide economic development efforts. Through partnerships, the County of Fresno seeks to increase employment, generate economic development opportunities, and retain and enhance current business and industry. Supporting public and private economic development efforts will strengthen all of Fresno County, and improve economic prosperity and quality of life. The County's CDBG Program is involved with various groups and agencies working to increase economic activity including the Yosemite/Sequoia Valley RC&D Area Council, the Fresno County Economic Opportunities Commission, Fresno County Economic Development Corporation and the local Chambers of Commerce serving Fresno County cities and communities. Community Development staff also work through the Fresno County Film Commission and Fresno County Office of Tourism to create jobs and increase economic ~~development activity~~.

Actions planned to develop institutional structure

The Fresno County Department of Public Works and Planning, Community Development Division has opened its doors to new staff and will be investing time and resources in training staff on HUD policies and best practices. The Division will also focus on reviewing and updating policies and procedures. The County continues to take a proactive approach to program administration by sending staff to HUD training to maintain the level of expertise of existing staff and develop expertise in new staff.

Actions planned to enhance coordination between public and private housing and social service agencies

~~For each new program year~~As needed, the County conducts a public workshop for cities, communities, non-profit agencies, engineers, and any other party interested in receiving CDBG funds for eligible activities. The workshop consists of CDBG Program guidance for eligible types of activities, and includes instructions for completing the County's CDBG application. The workshop is also used as a forum to solicit ideas and encourage participation from the public in the identification and development of needed CDBG activities. County staff are also available for consultations with applicants as needed to

~~provide technical assistance with their application.~~

In order to involve community residents in the CDBG application review process, the County relies on the Citizen Advisory Committee (CAC). The CAC consists of nineteen (19) members appointed by the Fresno County Board of Supervisors, representing unincorporated communities county-wide.

~~Annually, the County conducts a meeting with affordable housing developers and a second meeting geared toward all members of the public to address coordination and explore methods to partner with private developers and address the needs of the community. Representatives from the County's Affordable Housing Program and Departments of Social Services and Behavioral Health participate in these meetings.~~

The County's Department of Social Services (DSS) administers the ESG program and the CDBG-funded social service activities, as approved by the Fresno County Board of Supervisors.

As a member of the Board of Directors of the Fresno Madera Continuum of Care (FMCoC), Fresno County's Department of Social Services (DSS) works hard to enhance coordination of homeless services in the community. Membership in the FMCoC spans across various agencies, including housing agencies, government agencies (city and county), health clinics, veterans' associations, and school districts. FMCoC members must pay membership fees, as set annually by the FMCoC Board of Directors, adhere to FMCoC bylaws, maintain good standing in the FMCoC, and meet attendance requirements.

The County will continue to work with the FMCoC to coordinate efforts and resources to meet the needs of ~~underserved~~ populations in need including the homeless of Fresno County. Through the FMCoC Coordinated Entry System (CES), families and individuals ~~have an accessible means to can~~ connect to housing resources and move through the system faster by reducing the amount of time people spend moving from program to program before finding the right match. The CES has been found to reduce new entries into homelessness by consistently offering prevention and diversion resources upfront and reducing the number of people entering the system unnecessarily. FMCoC's CES employs a Housing First model that prioritizes individuals and families facing the highest vulnerability and needs for permanent, supportive housing. ~~In addition, the FMCoC, in an effort to recognize the needs of the community and address the racial disparities among those experiencing homelessness, has prioritized racially equitable solutions.~~

The County will seek additional opportunities to partner with private developers of low-income affordable housing and qualified CHDOs who, with investors and public agencies, are planning for the development of affordable rental and homeownership housing opportunities. ~~The County also plans on conducting an array of presentations to social service agencies to educate the providers about the various housing programs available for their clients.~~

Discussion:

As described in the PY 2025-2029 Consolidated Plan's Five-Year Strategic Plan, during 2025-~~26~~2026, the

Community Development Division will continue working to: Leverage County resources with private funding to address housing and non-housing community development needs; Enhance the coordination between assisted housing providers and social service agencies with the intention of fostering development of supportive housing options for special needs populations throughout the County; Lessen the number of poverty-level families through the use of CDBG and HOME, and local public and private sector resources, for projects that foster self-sufficiency in conjunction with housing and other public facilities.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The sections below are specific questions HUD asks of grantees about the programs administered.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|--|----------------|
| 1. The amount of urgent need activities | 0 |
| <u><TYPE=[text] REPORT GUID=[A698417B4C924AE0218B42865313DACF] DELETE TABLE IF EMPTY=[YES]></u> | |
| <u>2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.</u> | <u>100.00%</u> |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County will not employ other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

~~The County of Fresno will continue to provide direct assistance in the form of HOME loans to assist low- to moderate-income homebuyer applicants afford homeownership under its Affordable Housing Programs. HOME loans are secured with a recorded trust deed and a promissory note and a HOME participation agreement between the borrower and the County. The County has elected to use the recapture option to comply with the Affordability requirements under §92.254 of HOME rules.~~

~~The initial buyer must reside in the home as his/her. Although during this 5-year cycle, the County of Fresno is not offering HOME funds as direct downpayment assistance to homebuyers, but instead is funding the development of single-family homes, the County maintains an extensive loan portfolio of homes whose owners had received direct financial assistance from the HOME program. In accordance with the Final HOME Rule published in 2025, the County is revising its resale and recapture provisions to reflect required changes.~~

~~HOME Periods of Affordability for newly-issued funds shall be aligned with the thresholds identified 24 CFR 92.254(a)(4).~~

RESALE

~~The County will enforce resale provisions on assistance provided to homebuyers when HOME assistance is only provided as a development subsidy to the developer and is therefore not subject to recapture, consistent with 24 CFR 92.254(a)(5)(ii)(B)(5) and 24 CFR 92.254(a)(5)(i). The Period of Affordability shall be enforced in accordance with 24 CFR 92.254(a)(5)(i)(B) through deed restrictions, a recorded agreement restricting the use of the property, liens on real property, covenants running with the land, or other similar mechanisms approved by HUD in writing.~~

~~If the housing does not continue to be the principal residence of the family for the duration of the period of affordability. Pursuant to 24 CFR 92.254(a)(5)(ii), the County of Fresno requires that the amount of the direct HOME assistance to the buyer be recaptured if, the housing must be made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as the family's principal residence.~~

~~All or any part of the property or any interest in it is sold, conveyed or transferred during the prescribed Period of Affordability as described in Section 8 of the Homebuyer Participation Agreement.~~

~~In accordance with 24 CFR 92.254(a)(5)(i)(C), the affordability restrictions may terminate upon any~~

of the following termination events: foreclosure, transfer in lieu of foreclosure, or assignment of an FHA-insured mortgage to HUD. If the owner of record before the termination event obtains an ownership interest in the property after the termination event, then the affordability restrictions shall be revived under the same terms prior to the termination event.

To define a Fair Return on Investment, the County will use Resale Formula #4: Fixed Rate, as identified in 24 CFR 92.254(a)(5)(i)(A)(4), with the fixed rate identified as 3.0% per year of ownership. With the length of homeownership rounded to the nearest whole year (to prevent changes in required resale price on a monthly basis if the home does not immediately sell).

Affordability to a reasonable range of low-income homebuyers shall mean that the fair return sales price is not more than 115% of the median sales price for the Fresno Metro Area. In the event the resale price necessary to provide a fair return to the homebuyer is not affordable to the subsequent homebuyer, the resale price shall be lowered to one dollar less than 115% of the median sales price for the Fresno Metro Area.

RECAPTURE

The County shall recoup all or a portion of the HOME assistance provided to directly-assisted homebuyers if the housing does not continue to be the principal residence of the family for the duration of the Period of Affordability when there are positive net proceeds (as defined below). The amount of direct assistance is calculated in accordance with 24 CFR 92.254(a)(5)(ii)(A).

Subsequent homebuyers of a HOME-assisted unit may assume the HOME assistance (subject to HOME requirements for the remainder of the period of affordability) if the subsequent homebuyer is low-income and no additional HOME assistance is provided.

In accordance with 24 CFR 92.254(a)(5)(ii)(B), when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, the amount of direct HOME assistance is the total amount of HOME assistance that enables the buyer to purchase the unit, including: down payment and closing cost assistance and the amount that reduces the purchase price from fair market value to an affordable price. The total amount of HOME assistance is reduced by any payment the borrower makes towards the principal of the loan during the life of the loan.

The County shall recapture the direct HOME assistance loaned from the net proceeds available from the sale of the HOME assisted property first before any funds are made available to the borrower.

The recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus the superior loan repayment of all other mortgage debt senior to County's loan (other than the County HOME funds) and any closing costs. The direct HOME assistance will be recaptured from the

~~net proceeds as set forth in the following example:~~

~~EXAMPLE — Resale~~The County will utilize the Shared Net Proceeds method of property by calculating the HOME-assisted owner of record:

~~Sales price: \$250,000~~

~~Superior Mortgage Debt: \$150,000~~

~~Closing Costs and/or Fees Incurred~~

~~for Resale of Property: \$5,000~~

~~County (HOME) Assistance: \$30,000~~

~~Owner's original contribution: \$10,000~~

~~\$250,000 (sales price) — \$155,000 (superior mortgage debt + closing costs/fees) = \$95,000 (net proceeds).~~

~~\$95,000 (net proceeds) — \$30,000 (HOME Assistance) = \$65,000 (owner's proceeds).~~

~~The amount to be recaptured will not exceed the amount of net proceeds available at the time the home is sold; if the net proceeds are insufficient for the County to recapture the full amount of the direct HOME assistance, the County will recapture only what is available from net proceeds. In the event of foreclosure, the amount subject to recapture is based on the amount of net proceeds (if any) from the foreclosure sale.~~

~~The County's recapture clause is referenced described in the County's security documents, and the County's Homebuyer Participation Agreement. The terms of recapture are structured in compliance with the HOME Program's Period of Affordability requirements and are based on the amount of direct HOME assistance provided to the borrower as follows:~~

~~Direct HOME Assistance to the Buyer Length of the Affordability Period~~

~~Less than \$15,000 5 years~~

~~\$15,000 — \$40,000 10 years~~

~~More than \$40,000 15 years~~

~~New Construction: 20 years~~

~~Noncompliance~~

~~The County annually conducts direct mailing to ensure compliance with occupancy and affordability requirements to all the HOME-assisted homebuyer-assisted households. If the County suspects 24~~

~~CFR 92.254(a) household may not be compliant with the HOME requirements a site visit is conducted.)(5)(ii)(B)(3).~~

~~In the event of noncompliance with these requirements [that is, an owner (1) vacates the unit or rents the unit to another household during the period of affordability, or (2) sells the home without the County receiving recaptured funds due at time of sale], the borrower is subject to repay the full amount of the direct HOME assistance. This is enforceable through the County's loan security Documents.~~

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For HOME-funded affordable housing development projects, the County records a HOME Regulatory agreement against the property that places a covenant and use restriction. The covenants and restrictions are for the benefit and protection of the County, enforceable by the County, and bind the current borrower, its successors, assigns, transferees and future owner(s) of the property. The borrower agrees on behalf of itself and its successors and assigns, and each future owner of the property to adhere to all requirements of the HOME Program during the period of affordability. The requirements include, by way of example, but are not limited to: (1) requirements related to rent limitations; (2) requirements related to tenant income, and any required reporting and certification requirements; (3) requirements related to the provision of HOME Program-required tenant and participant protections; (4) requirements related to HOME Program nondiscrimination requirements ~~and Affirmative fair housing marketing requirements~~; (5) requirements related to HUD required tenant protections as stated in The Violence Against Women Reauthorization Act of 2013. For HOME-funded homebuyer assistance loans, the Promissory Note, Deed of Trust, and Homebuyer Agreement stipulate the terms for early loan repayment or repayment due to default. The County chooses to recapture the funds if the repayment occurs during the affordability period, rather than to place continued affordability restrictions upon subsequent buyers/owners of the properties.

Noncompliance

The County annually conducts direct mailing to ensure compliance with occupancy and affordability requirements to all the HOME-assisted homebuyer households. If the County suspects a household may not be compliant with the HOME requirements direct contact will be established and a site visit may be conducted.

In the event of noncompliance with these requirements [that is, an owner (1) vacates the unit or rents the unit to another household during the period of affordability, or (2) sells the home without the County receiving recaptured funds due at time of sale] the borrower is subject to repay the full amount of the direct HOME assistance. This is enforceable through the County's loan security

documents.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County of Fresno does not refinance existing debt for multifamily housing projects.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

The County is establishing a preference in HOME TBRA for (A) non-homeless households with special needs or disabilities living in the Urban County Area and (B) households with special needs or disabilities referred by the County's Department of Social Services (DSS) living in the Urban County or anywhere outside of the City of Fresno's TBRA program boundaries. Prioritized populations referred by DSS include those households who are participating in the County's Housing and Disability Advocacy Program (HDAP), which is administered by the County's Department of Social Services DSS utilizing funding from the State of California, ~~for households who reside outside of the service area covered by the City of Fresno's TBRA program — including in the Urban County's non-participating cities within the boundary of the County of Fresno.~~ HDAP regulations require the presence of at least one person with a disability in the participating household. HDAP households must meet the definition of chronically homeless or homeless defined at 24 CFR Part 91.5. HDAP requirements are outlined in California Welfare and Institutions Code section 18999 et seq. 24 CFR Part 91.5. HDAP requirements are outlined in California Welfare and Institutions Code section 18999 et seq. and other guidance issued by the State, including All County Letter No. 19-104.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The County is not establishing a preference for a specific sub-category of individuals with disabilities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

To the extent permitted by laws listed at 24 CFR 5.105(a) and in accordance with 24 CFR Part 92, the County may prioritize rental housing projects which include the creation or preservation/rehabilitation of: (1) affordable mobile homes with permanent foundations and a minimum 99-year ground lease, (2) affordable housing which helps the County or the Urban County's participating cities make progress towards satisfying their targets under the State's Regional Housing Needs Allocation (RHNA), (3) affordable housing with a tenant preference for one or more of the following populations: homeless individuals/families, elderly households, agricultural laborers (when paired with USDA Section 514/516, California Joe Serna Jr., or similar funds), persons with disabilities including Serious Mental Illness (SMI), survivors of domestic violence/dating violence/sexual assault/stalking/human trafficking, veteran households, and households receiving permanent supportive housing or similar supportive services provided by a government agency. In accordance with 24 CFR 92.213, HOME funds may not be used in support of public housing units receiving assistance under Section 9 of the U.S. Housing Act of 1937 (as amended).

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

~~In accordance with 24 CFR 91.220(l)(4)(i) and 567.400(e)(1), the County and FMCoC have developed Written Standards and Coordinated Entry Policies and Procedures for the provision of services with, and prioritization of, ESG funding. A copy of the current ESG Written Standards is included in the Appendix.~~

In accordance with 24 CFR 91.220(l)(4)(i) and 567.400(e)(1), the County has developed Written Standards (Policies and Procedures) for the provision of services with, and prioritization of, ESG funding. A copy of the current ESG Policies and Procedures is included in the Appendix.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Fresno Madera Continuum of Care (FMCoC) has a centralized and coordinated assessment system that meets HUD requirements. The community's Coordinated Entry System (CES) is led by the CES Management Entity and governed by the FMCoC CES Committee and the FMCoC Board of Directors. The CES committee was convened to achieve the following goals: 1) to bring the FMCoC in compliance with Federal Regulations regarding coordinated entry and assessment that require "a centralized or coordinated process designed to coordinate program participant intake, assessment, and provision of referrals and services. A centralized or coordinated assessment system covers the geographic area, is easily accessed by individuals and families seeking housing or services, is well advertised, and includes a comprehensive and standardized assessment tool."; 2) to minimize

barriers faced by individuals who are experiencing homelessness in accessing the most appropriate and effective housing services to address their needs; ~~3) to incorporate a Housing First philosophy in matching homeless individuals with services; 4 and 3~~) to use the Homeless Management Information System to maximize existing resources and simplify implementation. The ongoing role of the FMCoC CES Committee is to make recommendations on implementing and evaluating the CES. The committee makes recommendations based on input from all stakeholders and other FMCoC Committees. The FMCoC Board has final approval on all CES policies, forms, and tools.

The FMCoC CES Committee meets twice a month to review the coordinated entry processes including intake, assessment and referral. The coordinated entry process is evaluated by the FMCoC Evaluation Committee to ensure that it is operating at maximum efficiency and revisions are made. Implementation, success, and on-going evaluation of the FMCoC CES, specifically how the system triages clients, prioritizes them for service, and tracks clients through the Continuum of Care are continually evaluated. The County of Fresno participates on the CoC's CES committee and all appropriate homeless services programs participate in the CES accepting referrals through CES and referring clients to CES access sites for linkages to additional services.

Access to the CES is available throughout the entire geographic area of the FMCoC through access sites. ~~Additionally, outreach teams travel across the counties regularly.~~ Access points are widespread, including rural areas and are supported by a dedicated phone line and online resources that are ~~accessible~~available from any location. All outreach staff are trained to provide CES assessments ~~and outreach teams travel across the counties regularly.~~ The regional partners, City of Fresno, County of Fresno, and County of Madera fund additional outreach services, which allows more people to be connected.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The ~~Fresno Madera Continuum of Care (FMCoC)~~ and its general membership are consulted to determine the needs and services that would be most beneficial to the homeless in the community. The County reviews the information gathered by the FMCoC Point in Time count and other available data with the Board of Directors to prioritize homeless needs in Fresno County and fill gaps in service in the community. Once that process is complete, the County ~~follows its procurement process and~~ typically uses a Request for Proposal (RFP) to select vendors and award agreements. A notice regarding the release of funding is sent to a bidders list of FMCoC members. Additionally, the RFP notice is placed on the County website that is ~~accessible~~available to the public. A review committee may include the City, County, and FMCoC representatives, including those with lived experience, which rank the received proposals and make recommendations on which subrecipients to fund. Finally, the recommendations for funding are taken to the Fresno County Board of Supervisors for approval.

The County also utilizes Letters of Qualification and Suspension of Competition when appropriate. Following consultation with the FMCoC to determine the services will benefit the entire continuum, if only one provider is able to provide the service required, or to avoid an unnecessary delay in services, a Suspension of Competition may be utilized. If multiple providers are appropriate, Letters of Qualification may be utilized to enable the County to enter into a Master Agreement with multiple providers.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The FMCoC has met the homeless participation requirement noted above. The County of Fresno, with the FMCoC, will continue to reach out to additional current or formerly homeless individuals from within the community to encourage them to be active participants in the FMCoC to provide their input regarding policies and funding recommendations.

5. Describe performance standards for evaluating ESG.

When determining the effectiveness of the services provided with ESG, the following performance standards are reviewed:

The number of homeless families and individuals from the FMCoC Point in Time Count; the percentage of individuals and families exiting the street from street outreach; the percentage of individuals and families permanently housed from rapid rehousing; the percentage of individuals and families with a positive exit from emergency shelter; and the capacity utilization rate for emergency shelters. The County of Fresno, in partnership with the FMCoC, will be reviewing the performance standards during the year and may change or add performance standards in order to fully assess whether the services provided are meeting the needs of the homeless.

Appendix - Alternate/Local Data Sources

1	Data Source Name Housing Authority of Fresno County data
	List the name of the organization or individual who originated the data set. Housing Authority of Fresno County
	Provide a brief summary of the data set. This data set provides updated information regarding Public Housing and Housing Choice Vouchers for the Urban County area. Pre-populated numbers for the PIC (PIH Information Center) was for the Housing Authority as a whole, which included non-participating cities in Fresno County, including the cities of Fresno and Clovis, which are entitlement communities in their own right.
	What was the purpose for developing this data set? This data was calculated to provide numbers accurate for the Urban County area.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data set covers the entire Urban County area, as of February 2015.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? This information is based on a point-in-time review of public housing and housing choice voucher utilization and demographics in February 2015.
	What is the status of the data set (complete, in progress, or planned)? The data set is complete.
	2
Data Source Name FMCoC Point in Time Count	

	<p>List the name of the organization or individual who originated the data set.</p> <p>Fresno Madera Continuum of Care</p>
	<p>Provide a brief summary of the data set.</p> <p>On January 27, 2014, volunteers counted and surveyed homeless persons in the County of Fresno. Data collected was reported to HUD on the HDX and analyzed for housing implications by the Fresno Madera Continuum of Care.</p>
	<p>What was the purpose for developing this data set?</p> <p>Biennial HUD-mandated Homeless Point in Time Count</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 27, 2014</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Public place count with interviews on the night of the PIT count and interviews with unsheltered homeless persons on a later date. Sheltered data was taken from surveys with sheltered providers on the specific PIT and data from the Homeless Management Information System.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Data was taken from sheltered and unsheltered homeless persons in the County of Fresno area.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Respondents were majority white, non-Hispanic males. 76% white, 18% African American, and 6% other races.</p>
3	<p>Data Source Name</p> <p>FMCoC Information</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Information from FMCoC HMIS</p>
	<p>Provide a brief summary of the data set.</p> <p>Data maintained by homeless service providers in Fresno County</p>
	<p>What was the purpose for developing this data set?</p> <p>Information on homeless and homeless services</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Covers Fresno County</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Maintained year to year</p>

	<p>What is the status of the data set (complete, in progress, or planned)? In progress, as new data is entered. Past year's information is complete.</p>
4	<p>Data Source Name Fresno County Community Survey</p>
	<p>List the name of the organization or individual who originated the data set. County of Fresno</p>
	<p>Provide a brief summary of the data set. Collection of responses from members of the public solicited to take an online survey asking them to provide feedback on priority needs related to affordable housing, services and infrastructure, and homelessness, targeted at services and projects funded by Federal and State grants.</p>
	<p>What was the purpose for developing this data set? The purpose of the survey is to help guide County policy and program priorities for Federal and State funding.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected. FY 2024-25</p>
	<p>Briefly describe the methodology for the data collection. County staff solicited members of the community at 18 local events including County-led community meetings and established events like food bank distributions in December 2024 and January 2025. Survey respondents were provided literature explaining the survey's purpose and process and included a link and QR code to an online survey on SurveyMonkey. Survey responses were collected for 60 days.</p>
	<p>Describe the total population from which the sample was taken. The survey was open to any resident of Fresno County, but the targeted population was middle-to-low income residents who were existing users of services.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. 271 responses from individual residents were received, with 76% of responses from residents within the County's project jurisdiction. Demographics of respondents largely reflect the wider demographics of Fresno County. Notable characteristics include: 33% of respondents were Seniors (65+) and 38% receive at least one form of public benefit or assistance.</p>
5	<p>Data Source Name Housing Market Analysis</p>
	<p>List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development, Office of Policy Development and Research</p>

	<p>Provide a brief summary of the data set.</p> <p><u>HUD produced housing market analysis of the Fresno Housing Market Area, comprised of the entirety of Fresno County.</u></p>
	<p>What was the purpose for developing this data set?</p> <p><u>To provide context to current housing stock and affordability, and the economic factors that affect both.</u></p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p><u>The data is comprehensive to the entirety of Fresno County, including all housing types. The data also encompasses the Cities of Fresno and Clovis, which are outside of the County's project jurisdiction but still relevant for it's impacts on the regional housing market.</u></p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p><u>The report was published January 1, 2023, and covers a forecast period from January 1, 2023 to January 1, 2026.</u></p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p><u>Dataset is complete and published.</u></p>
6	<p>Data Source Name</p> <p><u>Code Violation Data 6th Cycle Housing Element Data (2024, 8yr Plan)</u></p>
	<p>List the name of the organization or individual who originated the data set.</p> <p><u>Fresno Council of Governments</u></p>
	<p>Provide a brief summary of the data set.</p> <p><u>Regional Housing Needs Assessment (RHNA) produced by Fresno Council of Governments. RHNA is a state-mandated process to identify the number of housing units that each local government must accommodate in the Housing Element of its General Plan.</u></p>
	<p>What was the purpose for developing this data set?</p> <p><u>To meet the housing needs of people at all income levels through effective planning at the State, regional, and local levels.</u></p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p><u>The data is comprehensive to all areas within the County of Fresno, including all cities within the county. The data covers housing needs for all economic demographics and housing types.</u></p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p><u>The 6th Cycle RHNA covers the housing projection period from 2023-2031.</u></p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p><u>Complete and published.</u></p>

7	Data Source Name <u>6th Cycle Housing Element Data (2024, 8yr Plan) Service Providers Survey</u>
	List the name of the organization or individual who originated the data set. <u>County of Fresno</u>
	Provide a brief summary of the data set. <u>Survey responses from partner agencies related to service needs for low-income populations.</u>
	What was the purpose for developing this data set? <u>The focus of this survey is to collect insights and responses from entities and individuals working with low-income populations on topics as identified by the U.S. Department of Housing & Urban Development (HUD).</u>
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (Provide the year, (and optionally month, or month and day) is covered by this for when the data set was collected. <u>Responses were collected between January 21, 2025 and February 7, 2025.</u>
	What is Briefly describe the status of methodology for the data set (complete, in progress, or planned)? collection. <u>County staff created a survey using SurveyMonkey to collect responses related to specific service demographics as defined by HUD. That survey was then distributed by email and phone call follow-ups to the County's known agencies and non-profit organizations. Agencies were given two weeks to respond to the survey.</u>
	Describe the total population from which the sample was taken. <u>The survey was distributed to a known set of established County partnering agencies and non-profit organizations.</u>
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. <u>Respondents are management of known County partner agencies and non-profits, only one response was allowed per agency. In total, 42 responses were recieved.</u>
	8
	List the name of the organization or individual who originated the data set. <u>County of Fresno</u>

	<p>Provide a brief summary of the data set.</p> <p><u>Responses to a survey sent to partner cities and special districts related to CDBG projects and infrastructure and service needs.</u></p>
	<p>What was the purpose for developing this data set?</p> <p><u>To assist the County in planning the use of Federal and State grants for community infrastructure and service projects.</u></p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p><u>Responses were collected between March 4, 2025 and March 18, 2025.</u></p>
	<p>Briefly describe the methodology for the data collection.</p> <p><u>County staff created a survey using SurveyMonkey to collect responses related to related to CDBG projects and infrastructure and service needs in partner cities and special districts. That survey was then distributed by email and phone call follow-ups. Agencies were given two weeks to respond to the survey.</u></p>
	<p>Describe the total population from which the sample was taken.</p> <p><u>The survey was distributed to the city and special district agencies within Fresno County.</u></p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p><u>Respondents are authorized management of Fresno County's partner cities and special district agencies. Only one response was allowed per agency. In total, 22 responses were received.</u></p>
9	<p>Data Source Name</p> <p><u>Participating Cities Survey/Housing Authority of the County - Needs Assessment</u></p>
	<p>List the name of the organization or individual who originated the data set.</p> <p><u>The Housing Authority of Fresno County (FHA)</u></p>
	<p>Provide a brief summary of the data set.</p> <p><u>Collection of tables from FHA detailing unit inventory of FHA properties and current Housing Choice Voucher waitlist.</u></p>
	<p>What was the purpose for developing this data set?</p> <p><u>The tables provide context as to the ongoing demands for public housing as compared to available unit inventory.</u></p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p><u>Data was produced in 2025.</u></p>
	<p>Briefly describe the methodology for the data collection.</p> <p><u>FHA maintains an ongoing inventory of available and total units at the properties they own, as well as a regularly updated waitlist of Housing Choice Voucher recipients by zip code.</u></p>

Describe the total population from which the sample was taken.

Population is determined by applications for public housing to FHA.

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

Individuals are countywide and are specific to recipients of Housing Choice Vouchers who have applied for public housing units with FHA.

Appendix — Attached Documents

Redline Comparison of Appendix Documents

Appendix Document Name	Present in June Draft	Present in August Draft	Notes on Modifications/Changes
Overflow of Narrative Responses		X	Added to appendix to address character/format limitations in IDIS templates.
Project Lists (City, Unincorporated, Public Services, Housing)	X	X	Adjusted to include reservations of Housing funds and adjust uninincorporated projects to address timely spending of CDBG funds
Community Outreach Flyers	X	X	
Public Hearing Meeting Notices	X	X	Added proof of publication for July/August dates
DSS ESG Program Policy and Procedures Guide	X	X	Modified for compliance with EOs
FMCoC CES Policies and Procedures	X		Removed for compliance with EOs
CDBG HUD Standard Forms 424 & 424B HOME HUD Standard Forms 424 & 424B ESG HUD Standard Forms 424 & 424B	X	X	The 424-B forms for CDBG, HOME, and ESG have been updated with a newer (expiration date 2/28/2027) version required by HUD. The updated form removes references to gender identity and sexual orientation and adds a new declaratory certification: "Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws." Revised 424 forms for consistency with instructions from HUD received 6/24/2025 and updates to redact information.
Non-State Grantee Certifications	X	X	
HUD's Comprehensive Housing Market Analysis		X	Added to appendix to provide context.
Regional Housing Needs Allocation Plan (6th Cycle)		X	Added to appendix to provide context.
Public Comments on the Draft Consolidated Plan		X	Added to appendix for space considerations.