



# **CONSOLIDATED PLAN FOR FRESNO COUNTY**

## **PROGRAM YEARS 2025-2029**

**(INCLUDING ANNUAL ACTION PLAN 2025-2026)**

**PREPARED BY THE  
DEPARTMENT OF PUBLIC WORKS AND PLANNING  
COMMUNITY DEVELOPMENT DIVISION**

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**DRAFT  
FOR APPROVAL**

**CONSOLIDATED  
PLAN  
FOR  
FRESNO  
COUNTY  
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YEARS  
2025-2029**

**(INCLUDING  
ANNUAL  
ACTION PLAN  
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AND PLANNING**

# CONSOLIDATED PLAN 2025-2029

## Table of Contents

### EXECUTIVE SUMMARY

ES-05	Executive Summary.....	1
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### THE PROCESS

PR-05	Lead & Responsible Agencies .....	6
PR-10	Consultation .....	8
PR-15	Citizen Participation .....	26

### NEEDS ASSESSMENT

NA-05	Overview .....	31
NA-10	Housing Needs Assessment .....	32
NA-15	Disproportionately Greater Need: Housing Problems.....	39
NA-20	Disproportionately Greater Need: Severe Housing Problems .....	42
NA-25	Disproportionately Greater Need: Housing Cost Burdens .....	45
NA-30	Disproportionately Greater Need: Discussion .....	46
NA-35	Public Housing .....	47
NA-40	Homeless Needs Assessment .....	52
NA-45	Non-Homeless Special Needs Assessment.....	57
NA-50	Non-Housing Community Development Needs .....	61

### MARKET ANALYSIS

MA-05	Overview .....	64
MA-10	Number of Housing Units.....	66
MA-15	Housing Market Analysis: Cost of Housing.....	69
MA-20	Housing Market Analysis: Condition of Housing .....	72
MA-25	Public and Assisted Housing .....	74
MA-30	Homeless Facilities and Services.....	77
MA-35	Special Needs Facilities and Services.....	79
MA-40	Barriers to Affordable Housing.....	81
MA-45	Non-Housing Community Development Assets.....	83
MA-50	Needs and Market Analysis Discussion.....	90
MA-60	Broadband Needs of Housing .....	92
MA-65	Hazard Mitigation .....	95

### STRATEGIC PLAN

SP-05	Overview .....	97
SP-10	Geographic Priorities.....	98
SP-25	Priority Needs .....	103
SP-30	Influence of Market Conditions .....	111

SP-35	Anticipated Resources .....	113
SP-40	Institutional Delivery Structure.....	118
SP-45	Goals Summary .....	121
SP-50	Public Housing Accessibility and Involvement .....	127
SP-55	Barriers to Affordable Housing.....	128
SP-60	Homelessness Strategy .....	130
SP-65	Lead-based Paint Hazards .....	132
SP-70	Anti-Poverty Strategy .....	135
SP-80	Monitoring.....	137

## ANNUAL ACTION PLAN 2025-26

AP-15	Expected Resources.....	139
AP-20	Annual Goals and Objectives.....	146
AP-35	Projects .....	152
AP-38	Project Summary .....	154
AP-50	Geographic Distribution.....	164
AP-55	Affordable Housing .....	166
AP-60	Public Housing .....	167
AP-65	Homeless and Other Special Needs Activities.....	169
AP-75	Barriers to Affordable Housing.....	172
AP-85	Other Actions .....	174
AP-90	Program Specific Requirements .....	178

## APPENDIX

Appendix .....	194 / A-1
Overflow of Narrative Responses .....	A-2
Table, 2025-26 CDBG City Activities .....	A-22
Table, 2025-26 CDBG Unincorporated Area Projects .....	A-23
Table, 2025-26 CDBG Public Services.....	A-24
Table, 2025-26 Affordable Housing Project Reservations .....	A-25
Community Outreach .....	A-26
Public Hearing Meeting Notices.....	A-34
Public Comments on the Draft Consolidated Plan.....	A-41
Emergency Solutions Grant – Policies & Procedures.....	A-43
Comprehensive Housing Market Analysis Fresno, California.....	A-76
Regional Housing Needs Allocation Plan (6th Cycle).....	A-99
Standard Forms 424 and 424-B.....	A-101
Non-State Grantee Certifications .....	A-117



## 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.

*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 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 Plan 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.

*"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) acts 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 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**

*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**

As of July 25, 2025, no comments or views have been submitted and not accepted.

**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 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 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	Public Works & Planning, Community Development
HOME Administrator	FRESNO COUNTY	Public Works & Planning, Community Development
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).

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

### **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(I)).**

The Fresno County Department of Public Works and Planning Community Development Division is the lead agency preparing the Consolidated Plan. 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 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 HMIS. The Fresno Housing Authority, which serves as the 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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	County of Fresno Department of Social Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Child Welfare Agency Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
2	<b>Agency/Group/Organization</b>	County of Fresno, Department of Behavioral Health
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Publicly Funded Institution/System of Care Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
3	<b>Agency/Group/Organization</b>	Fresno County, Department of Public Health
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
4	<b>Agency/Group/Organization</b>	City of Fresno
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims Publicly Funded Institution/System of Care Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
5	<b>Agency/Group/Organization</b>	Housing Authority of the County of Fresno
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
6	<b>Agency/Group/Organization</b>	Fresno Madera Agency on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services - Narrowing the Digital Divide Other government - County Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
7	<b>Agency/Group/Organization</b>	Kerman Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
8	<b>Agency/Group/Organization</b>	Alliance for Medical Outreach and Relief
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Foundation Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
9	<b>Agency/Group/Organization</b>	Central Valley Regional Center
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
10	<b>Agency/Group/Organization</b>	Cultural Brokers, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Child Welfare Agency Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Economic Development Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
11	<b>Agency/Group/Organization</b>	CVRCS Corp dba Connect the Valley
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
12	<b>Agency/Group/Organization</b>	Downtown Fresno Partnership
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
13	<b>Agency/Group/Organization</b>	Fresno County Probation- James Rowland Crime Victim Assistance Center
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims Other government - County



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
14	<b>Agency/Group/Organization</b>	State of California Housing and Community Development
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff periodically consult with California HCD regarding affordable housing, public housing, homeless and supportive housing
15	<b>Agency/Group/Organization</b>	National Association for County Community and Economic Development (NACCED)
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Community Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County regularly participates in online discussions, case study analysis, and trainings regarding housing, community development, and economic development
16	<b>Agency/Group/Organization</b>	U.S. Department of Housing and Urban Development, San Francisco Regional Field Office
	<b>Agency/Group/Organization Type</b>	Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Community Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
17	<b>Agency/Group/Organization</b>	Fresno Madera Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Service-Fair Housing Services - Victims Regional organization Planning organization Business Leaders Civic Leaders Business and Civic Leaders CoC
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

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

21	<b>Agency/Group/Organization</b>	Housing and Community Development Citizens Advisory Committee
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders community members Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
22	<b>Agency/Group/Organization</b>	Consolidated Plan Committee
	<b>Agency/Group/Organization Type</b>	Other government - Local Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
23	<b>Agency/Group/Organization</b>	Goodwill Industries of San Joaquin Valley, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
24	<b>Agency/Group/Organization</b>	Habitat for Humanity Greater Fresno Area
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Service-Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Anti-poverty Strategy Home Ownership
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
25	<b>Agency/Group/Organization</b>	The Fresno Center
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Business Leaders Civic Leaders Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis CDBG

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
26	<b>Agency/Group/Organization</b>	The Light House Recovery Program Inc.
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
27	<b>Agency/Group/Organization</b>	Valley Dream Center Community Development Corp.
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education Business Leaders Civic Leaders Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
29	<b>Agency/Group/Organization</b>	AT&T
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers

	<b>What section of the Plan was addressed by Consultation?</b>	Broadband Internet Access
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County staff consulted with broadband ISPs with the aim of expanding access to broadband internet services for rural and low-income households.
30	<b>Agency/Group/Organization</b>	Fair Housing Council of Central California
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

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

There were no agency types not consulted.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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.
Co. of Fresno Gen 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Permanent Local Housing Allocation 5-Year Plan	County of Fresno	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.
FCOG Regional Housing Needs Allocation Plan	Fresno Council of Governments	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.
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.
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  
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/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.	

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

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)
2	Internet Outreach	Non-targeted/broad community  Community Partners Survey - Housing & Supportive Services	41 survey responses provided	Community needs for members of the following, as identified by housing and supportive services providers: Housing Needs 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 HOPWA Survey  FRESNO COUNTY  County is not eligible for HOPWA	There were no comments not accepted.	<a href="https://www.surveymonkey.com/r/SCYX2W3">https://www.surveymonkey.com/r/SCYX2W3</a>

Consolidated Plan

FRESNO COUNTY

27

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/broad community  Builders and Developers	12 survey responses provided	Needs, issues, and obstacles for the development of affordable housing	There were no comments not accepted.	<a href="https://www.surveymonkey.com/r/D2SLMGR">https://www.surveymonkey.com/r/D2SLMGR</a>

Sort Order	Mode of Out reach	Target of Out reach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	In-Person distribution of survey flyers	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	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 Non-participating cities: 76	Community needs consisted of housing, infrastructure and public facility improvements.	There were no comments not accepted.	<a href="https://www.surveymonkey.com/r/KQR98TD">https://www.surveymonkey.com/r/KQR98TD</a>

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)
5	Public Meeting	Non-targeted/broad community  Communities of Laton, Lanare, and Riverdale	17 members of the public were in attendance in Laton. 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**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Before the County can identify strategic planning activities, staff must first undertake a needs assessment to ensure they are aware of the needs of the low- and moderate-income 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 ACS, with custom tabulations of 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 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				
	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
<b>NUMBER OF HOUSEHOLDS</b>										
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
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

	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
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 2016-2020 CHAS  
Source:

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 2016-2020 CHAS  
Source:

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

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
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 &gt; 30%

Data 2016-2020 CHAS  
Source:

## 4. Cost Burden &gt; 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 &gt; 50%

Data 2016-2020 CHAS  
Source:

## 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
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 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) 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 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 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:**

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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
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 Source: 2016-2020 CHAS

\*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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
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 Source: 2016-2020 CHAS

\*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 Source: 2016-2020 CHAS

\*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 Source: 2016-2020 CHAS

\*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 from the 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.

## 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 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%

#### 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
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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
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**

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

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**

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
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					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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:**

Housing Authority of Fresno County data

**Data Source Comments:**

**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	0	0	22,390	0	0	0	0	0
Average length of stay	0	0	0	0	0	0	0	0
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:**



**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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	99	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
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Alternate Data Source Name:

Housing Authority of Fresno County data

Data Source Comments:

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	832	2,509	0	2,391	0	102	15
Not Hispanic	0	0	110	2,957	0	2,842	0	73	42

**\*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 HAFC's Reasonable Accommodation Policy. In some instances, additional unit renovations may be needed to ensure that units are fully handicapped accessible. HAFC continues to address this matter through the RAD conversions wherein a percentage of the units are fully 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)

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

**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 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**

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)	339	22	4,140	304	2,393	86
Persons in Households with Only Children	0	2	0	0	0	0
Persons in Households with Only Adults	927	2,236	9,980	2,494	6,282	154
Chronically Homeless Individuals	461	1,143	3,225	461	297	306
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

**Table 26 - Homeless Needs Assessment**

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

Indicate if the homeless population is: Partially Rural Homeless

**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	0	0
Persons in Households with Only Adults	161	738	3,017	754	1,899	154
Chronically Homeless Individuals	75	377	975	139	90	306
Chronically Homeless Families	3	4	35	5	8	214
Veterans	11	56	294	55	145	176
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	3	8	32	6	6	159

**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)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	1,242	2,051
Black or African American	329	372
Asian	78	49
American Indian or Alaska Native	74	238
Pacific Islander	12	48
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	872	1,436
Not Hispanic	863	1,322

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.



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

### Introduction:

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 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.

**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.

**Single Parent Headed Households:** The 2020 Decennial Census identified a total of 319,296 households living in the County of Fresno. Single parent households account for 31,471 (9.8%) of all households, and just over 24.1% of all households with children (130,455). Families headed by single females account for 23,794 (7.5%), while 7,677 (2.4%) of families are headed by single males.

**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>). 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 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 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 migratory laborers in 2023 and found that 80% of those migrating laborers would permanently locate if affordable housing opportunities were available. (<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.

**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))**

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, 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 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 or 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) (Q1 2025), in Fresno County, the median home value is \$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, 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.

*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.

### 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%
<b>Total</b>	<b>96,935</b>	<b>100%</b>

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%
<b>Total</b>	<b>55,113</b>	<b>100%</b>	<b>31,135</b>	<b>100%</b>

Table 29 – Unit Size by Tenure

Data Source: 2016-2020 ACS

**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?**

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%
<b>Total</b>	<b>31,017</b>	<b>99.5%</b>

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
<b>Total</b>	<b>28,786</b>	<b>27,101</b>

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 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 Burrel, 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/npire/>) 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%
<b>Total</b>	<b>55,135</b>	<b>100%</b>	<b>31,132</b>	<b>100%</b>

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%
<b>Total</b>	<b>55,158</b>	<b>100%</b>	<b>31,161</b>	<b>100%</b>

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

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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	Public Housing	Program Type					
				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:**

**Describe the supply of public housing developments:**

**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

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 - County...	90
211806	LIPH Cazares Terrace - ...	77
211807	LIPH Helgem 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 HAFC receive biannual inspections and all inspections are currently up to date. HAFC 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. Above 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:**

HAFC strategy includes biannual inspections and a preventative maintenance schedule that helps to identify routine and capital improvements needed. HAFC 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.

HAFC'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.

HAFC 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	0
Households with Only Adults	1,234	0	126	1,176	0
Chronically Homeless Households	0	0	0	1,099	0
Veterans	39	0	60	668	0
Unaccompanied Youth	10	0	12	0	0

**Table 40 - Facilities and Housing Targeted to Homeless Households**

**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, 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 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.

**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 are described in the introduction to this section. The specific objective identified is to assist these populations to remain housed in decent, safe, and sanitary 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. New affordable housing developments are required to provide an array of supportive/social services to the residents (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**

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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 and HOME programs through the Community Development Division.

To support non-homeless persons with special needs, the Division will undertake Owner-Occupied Rehabilitation, 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 the County's HOME funds must ensure that a portion of the 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 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.*

## 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	23	41	18
Arts, Entertainment, Accommodations	3,725	2,768	10	8	-2
Construction	2,114	833	6	3	-3
Education and Health Care Services	6,679	4,745	18	15	-3
Finance, Insurance, and Real Estate	1,204	555	3	2	-1
Information	322	147	1	0	-1
Manufacturing	4,059	3,102	11	9	-2
Other Services	985	437	3	1	-2
Professional, Scientific, Management Services	1,346	400	4	1	-3
Public Administration	0	0	0	0	0
Retail Trade	4,211	3,695	11	11	0
Transportation and Warehousing	1,484	783	4	2	-2
Wholesale Trade	2,255	1,787	6	5	-1
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%
<b>Total</b>	<b>106,108</b>	<b>100%</b>

**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
High school graduate (includes equivalency)	81,667	5,641	33,695
Some college or Associate's degree	114,387	5,820	32,894

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	106,961	3,796	16,511

**Table 45 - Educational Attainment by Employment Status**

Data Source Comments:

## 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
High school graduate (includes equivalency)	40,103
Some college or Associate's degree	41,351
Bachelor's degree	70,236
Graduate or professional degree	85,476

**Table 47 – Median Earnings in the Past 12 Months**

Data Source Comments:

## 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 wide 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 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 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



**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.**

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## **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 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 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/>). 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.

*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>), 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 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%.

*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.

*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.

Broadband access for low- and moderate-income households within the communities surveyed is 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 sunseting 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.

*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 HUD grant funds to maximize the number of needs met and residents 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.

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 grant funds from HUD to address as many priority needs and serve as many residents as possible.

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

1	<b>Area Name:</b>	County of Fresno
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Emergency Solutions Grants & Tenant-Based Rental Assistance
	<b>Identify the neighborhood boundaries for this target area.</b>	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.
	<b>Include specific housing and commercial characteristics of this target area.</b>	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.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	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.

	<b>Identify the needs in this target area.</b>	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.
	<b>What are the opportunities for improvement in this target area?</b>	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.
	<b>Are there barriers to improvement in this target area?</b>	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.
2	<b>Area Name:</b>	Urban County Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	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.

<b>Include specific housing and commercial characteristics of this target area.</b>	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.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	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.
<b>Identify the needs in this target area.</b>	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.
<b>What are the opportunities for improvement in this target area?</b>	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.
<b>Are there barriers to improvement in this target area?</b>	Barriers to improvement in the target area are identified in section MA-40 (Barriers to Affordable Housing) of the Consolidated Plan.

## 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 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 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 adoption into the Annual Action Plan. Partner city projects 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

Table 49 – Priority Needs Summary

1	<b>Priority Need Name</b>	Public Facility & Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Urban County Area
	<b>Associated Goals</b>	Public Facility & Infrastructure (Cities) Public Facility & Infrastructure (Unincorporated) CDBG AHD Offsite & Street Improvements
	<b>Description</b>	Public facility and infrastructure improvements within the participating cities and unincorporated areas.
	<b>Basis for Relative Priority</b>	Promote sustainable communities and economic development by ensuring necessary infrastructure exists.
2	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	Urban County Area
	<b>Associated Goals</b>	CDBG Public Services HOME-ARP Rental Housing & Operating Subsidies HOME-ARP Supportive Services HOME-ARP Operating Assistance & Capacity Building
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	Assist special needs populations.
<b>3</b>	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High



	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	Urban County Area
	<b>Associated Goals</b>	CDBG Housing Rehabilitation HOME Rental Housing Rehabilitation CDBG Housing Program Delivery
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	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.
4	<b>Priority Need Name</b>	Affordable Housing Development
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	Urban County Area
	<b>Associated Goals</b>	HOME Affordable Housing Development HOME-ARP Rental Housing & Operating Subsidies CDBG Housing Program Delivery
	<b>Description</b>	Funds for the development of new affordable housing.
	<b>Basis for Relative Priority</b>	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.
<b>5</b>	<b>Priority Need Name</b>	HOME Tenant-Based Rental Assistance (2yrs)

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	County of Fresno
	<b>Associated Goals</b>	HOME Tenant-Based Rental Assistance (2yrs)
	<b>Description</b>	Tenant-based rental assistance for eligible households in special needs populations.
	<b>Basis for Relative Priority</b>	Promote affordable housing through the provision of tenant-based rental assistance to special-needs populations.
6	<b>Priority Need Name</b>	Street Outreach
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	County of Fresno
	<b>Associated Goals</b>	Street Outreach
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	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.
7	<b>Priority Need Name</b>	Rapid Rehousing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	<b>Geographic Areas Affected</b>	County of Fresno
	<b>Associated Goals</b>	Rapid Rehousing
	<b>Description</b>	Rapid rehousing activities including case management, financial assistance, rental assistance, security deposits, moving costs, and supportive services.
	<b>Basis for Relative Priority</b>	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.
8	<b>Priority Need Name</b>	Emergency Shelter
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	County of Fresno
	<b>Associated Goals</b>	Emergency Shelter
	<b>Description</b>	Emergency shelter assistance for households identified through street outreach
	<b>Basis for Relative Priority</b>	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.
9	<b>Priority Need Name</b>	HMIS
	<b>Priority Level</b>	High

	<b>Population</b>	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	County of Fresno
	<b>Associated Goals</b>	HMIS
	<b>Description</b>	User licenses and training costs for the Federally-required HMIS database.
	<b>Basis for Relative Priority</b>	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.
<b>10</b>	<b>Priority Need Name</b>	Administrative Support
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	County of Fresno
	<b>Associated Goals</b>	Administration of Public Funds
	<b>Description</b>	Use of CDBG, HOME, and ESG funds by the County to support administrative activities and needs.
	<b>Basis for Relative Priority</b>	The County has no other funding available to support the administration of the CDBG, HOME, and ESG programs.

### 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)	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.
TBRA for Non-Homeless Special Needs	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.
New Unit Production	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.
Rehabilitation	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.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	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.

**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	1,068,959	5,448,728	13,689,076	CDBG funds will be used for public facility and infrastructure improvements, housing rehabilitation, public services, street and site improvements for affordable housing development projects, 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	1,162,934	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.

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: \$		
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.

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: \$		
Other	public - federal	Multifamily rental new construction Other	4,210,404	0	0	4,210,404	0	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 programmed are included in this Consolidated Plan.

**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 property taxes for HOME-funded affordable housing development loans. This source consistently provides significantly more match than is required for HOME.

**If appropriate, describe 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	Jurisdiction
Fresno Madera Continuum of Care	Continuum of care	Homelessness	Region
Kings View	Non-profit organizations	Homelessness	Jurisdiction
WestCare California, Inc	Non-profit organizations	Homelessness	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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
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	
<b>Other</b>			
Food, Clothing	X	X	

**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 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	Urban County Area	Public Facility & Infrastructure	CDBG: \$7,110,538	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted
2	Public Facility & Infrastructure (Unincorporated)	2025	2029	Non-Housing Community Development	Urban County Area	Public Facility & Infrastructure	CDBG: \$3,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
3	CDBG Public Services	2025	2029	Non-Homeless Special Needs	Urban County Area	Public Services	CDBG: \$2,379,200	Public service activities other than Low/Moderate Income Housing Benefit: 60000 Persons Assisted
4	CDBG Housing Rehabilitation	2025	2029	Affordable Housing	Urban County Area	Housing Rehabilitation	CDBG: \$1,500,000	Rental units rehabilitated: 11 Household Housing Unit  Homeowner Housing Rehabilitated: 50 Household Housing Unit
5	CDBG Housing Program Delivery	2025	2029	Affordable Housing	Urban County Area	Housing Rehabilitation Affordable Housing Development	CDBG: \$300,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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
7	HOME Rental Housing Rehabilitation	2025	2029	Affordable Housing	Urban County Area	Housing Rehabilitation	HOME: \$8,000,000	Rental units rehabilitated: 44 Household Housing Unit
8	HOME Affordable Housing Development	2025	2029	Affordable Housing	Urban County Area	Affordable Housing Development	HOME: \$7,372,289	Rental units constructed: 33 Household Housing Unit  Homeowner Housing Added: 10 Household Housing Unit
9	HOME Tenant-Based Rental Assistance (2yrs)	2025	2029	Non-Homeless Special Needs	Urban County Area	HOME Tenant-Based Rental Assistance (2yrs)	HOME: \$1,500,000	Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted
10	HOME-ARP Rental Housing & Operating Subsidies	2025	2029	Homeless	Urban County Area	Public Services Affordable Housing Development	HOME-ARP: \$2,950,000	Housing for Homeless added: 20 Household Housing Unit
11	HOME-ARP Supportive Services	2025	2029	Homeless	Urban County Area	Public Services	HOME-ARP: \$765,204	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	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Street Outreach	2025	2029	Homeless	County of Fresno	Street Outreach	ESG: \$812,725	Homeless Person Overnight Shelter: 560 Persons Assisted
14	Rapid Rehousing	2025	2029	Homeless	County of Fresno	Rapid Rehousing	ESG: \$443,690	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
15	Emergency Shelter	2025	2029	Homeless	County of Fresno	Emergency Shelter	ESG: \$32,385	Homeless Person Overnight Shelter: 265 Persons Assisted
16	HMIS	2025	2029	Homeless	County of Fresno	HMIS	ESG: \$14,085	Other: 5 Other
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: 5 Other

**Table 54 – Goals Summary**

## Goal Descriptions

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

9	<b>Goal Name</b>	HOME Tenant-Based Rental Assistance (2yrs)
	<b>Goal Description</b>	Tenant-based rental assistance to eligible households in special needs populations, provided to each recipient household for up to a 2-year period per HOME Final Rule.
10	<b>Goal Name</b>	HOME-ARP Rental Housing & Operating Subsidies
	<b>Goal Description</b>	Housing and operating subsidies to one non-profit organization for HOME-ARP funded rental housing
11	<b>Goal Name</b>	HOME-ARP Supportive Services
	<b>Goal Description</b>	Provide supportive services to eligible populations consistent with HOME-ARP
12	<b>Goal Name</b>	HOME-ARP Operating Assistance & Capacity Building
	<b>Goal Description</b>	Assist one non-profit agency serving eligible populations with capacity building consistent with HOME-ARP
13	<b>Goal Name</b>	Street Outreach
	<b>Goal Description</b>	Street Outreach
14	<b>Goal Name</b>	Rapid Rehousing
	<b>Goal Description</b>	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.
15	<b>Goal Name</b>	Emergency Shelter
	<b>Goal Description</b>	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.

16	Goal Name	HMIS
	Goal Description	Provide ESG funds for licensing and training of using required HMIS database for 5 years
17	Goal Name	Administration of Public Funds
	Goal Description	5 years of administrative support for CDBG, HOME, and ESG activities

**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.

## **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**

#### **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.*

## **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 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.

## **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 of 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 \$4,623,068 grant (effective March 2025 through 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 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.

*"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 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 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. 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: \$		

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	1,068,959.00	5,448,728.00	13,689,076.00	CDBG funds will be used for public facility and infrastructure improvements, housing rehabilitation, public services, street and site improvements for affordable housing development projects, 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	9,615,645.00	11,278,578.95	6,400,000.00	HOME funds will be used for 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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	281,704.00	0.00	0.00	281,704.00	1,126,816.00	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.

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: \$		
Other	public - federal	Multifamily rental new construction Other	4,210,404.00	0.00	0.00	4,210,404.00	0.00	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 programmed are included in this Consolidated Plan.

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 property taxes for HOME-funded affordable housing development loans. This source consistently provides significantly more match than is required for HOME.



**If appropriate, describe 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.

## 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	2029	Non-Housing Community Development	Urban County Area	Public Facility & Infrastructure	CDBG: \$2,054,685.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
2	Public Facility & Infrastructure (Unincorporated)	2025	2029	Non-Housing Community Development	Urban County Area	Public Facility & Infrastructure	CDBG: \$1,050,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
3	CDBG Public Services	2025	2029	Non-Homeless Special Needs	Urban County Area	Public Services	CDBG: \$428,526.00	Public service activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted
4	CDBG Housing Rehabilitation	2025	2029	Affordable Housing	Urban County Area	Housing Rehabilitation	CDBG: \$439,564.00	Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing 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: \$300,000.00	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
7	HOME Rental Housing Rehabilitation	2025	2029	Affordable Housing	Urban County Area	Housing Rehabilitation	HOME: \$6,000,000.00	Rental units rehabilitated: 33 Household Housing Unit
8	HOME Affordable Housing Development	2025	2029	Affordable Housing	Urban County Area	Affordable Housing Development	HOME: \$4,812,288.95	Rental units constructed: 22 Household Housing Unit
9	HOME Tenant-Based Rental Assistance (2yrs)	2025	2029	Non-Homeless Special Needs	County of Fresno	HOME Tenant-Based Rental Assistance (2yrs)	HOME: \$300,000.00	Tenant-based rental assistance / Rapid Rehousing: 10 Households Assisted
10	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
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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Street Outreach	2025	2029	Homeless	County of Fresno	Street Outreach	ESG: \$162,545.00	Homeless Person Overnight Shelter: 112 Persons Assisted
14	Rapid Rehousing	2025	2029	Homeless	County of Fresno	Rapid Rehousing	ESG: \$88,738.00	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted
15	Emergency Shelter	2025	2029	Homeless	County of Fresno	Emergency Shelter	ESG: \$6,477.00	Homeless Person Overnight Shelter: 53 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

1	Goal Name	Public Facility & Infrastructure (Cities)
	Goal Description	A list of specific activities identified for funding is included in the appendix.

2	<b>Goal Name</b>	Public Facility & Infrastructure (Unincorporated)
	<b>Goal Description</b>	A list of specific activities identified for funding is included in the appendix.
3	<b>Goal Name</b>	CDBG Public Services
	<b>Goal Description</b>	A list of specific activities identified for funding is included in the appendix.
4	<b>Goal Name</b>	CDBG Housing Rehabilitation
	<b>Goal Description</b>	Specific activities will be identified as applications are submitted and reviewed for program eligibility.
5	<b>Goal Name</b>	CDBG Housing Program Delivery
	<b>Goal Description</b>	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.
6	<b>Goal Name</b>	CDBG AHD Offsite & Street Improvements
	<b>Goal Description</b>	Specific activities will be identified based on the needs of affordable housing development projects.
7	<b>Goal Name</b>	HOME Rental Housing Rehabilitation
	<b>Goal Description</b>	Specific activities will be identified after underwriting and coordination of other funding sources, if applicable, have been secured.
8	<b>Goal Name</b>	HOME Affordable Housing Development
	<b>Goal Description</b>	Specific activities will be identified after underwriting and coordination of other funding sources, if applicable, have been secured.

9	<b>Goal Name</b>	HOME Tenant-Based Rental Assistance (2yrs)
	<b>Goal Description</b>	Funding recipients will be identified through a selection process after plan approval.
10	<b>Goal Name</b>	HOME-ARP Rental Housing & Operating Subsidies
	<b>Goal Description</b>	Funding recipients will be identified following a formal solicitation process.
11	<b>Goal Name</b>	HOME-ARP Supportive Services
	<b>Goal Description</b>	Funding recipients will be identified following a formal solicitation process.
12	<b>Goal Name</b>	HOME-ARP Operating Assistance & Capacity Building
	<b>Goal Description</b>	Funding recipient will be identified following a formal solicitation process.
13	<b>Goal Name</b>	Street Outreach
	<b>Goal Description</b>	Services will be provided as individuals are identified in need of assistance.
14	<b>Goal Name</b>	Rapid Rehousing
	<b>Goal Description</b>	Services will be provided as households are identified in need of assistance.
15	<b>Goal Name</b>	Emergency Shelter
	<b>Goal Description</b>	Services will be provided as individuals are identified in need of assistance.
16	<b>Goal Name</b>	HMIS
	<b>Goal Description</b>	This will provide one year of system access and support.

17	Goal Name	Administration of Public Funds
	Goal Description	This will provide administrative support for CBDG, HOME, and ESG.

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

**Table 57 – Project 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	<b>Project Name</b>	CDBG Public Facility & Infrastructure (Cities)
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	Public Facility & Infrastructure (Cities)
	<b>Needs Addressed</b>	Public Facility & Infrastructure
	<b>Funding</b>	CDBG: \$2,054,685.00
	<b>Description</b>	Public facility and infrastructure improvements within the JPA-participating cities.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5,000 persons living in primarily low/moderate income areas will benefit from the proposed activities.
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
2	<b>Planned Activities</b>	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.
	<b>Project Name</b>	CDBG Public Facility & Infrastructure (Unincorporated)
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	Public Facility & Infrastructure (Unincorporated)
	<b>Needs Addressed</b>	Public Facility & Infrastructure
	<b>Funding</b>	CDBG: \$1,050,000.00
	<b>Description</b>	Public facility and infrastructure improvements within the unincorporated area.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3,000 persons living in primarily low/moderate income areas will benefit from the proposed activities.
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction

	<b>Planned Activities</b>	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.
<b>3</b>	<b>Project Name</b>	CDBG Public Services
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	CDBG Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$428,526.00
	<b>Description</b>	Public services activities, including area-based policing and community-based social services to eligible recipients.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 12,000 low- and moderate-income persons, or persons living in primarily low/moderate areas will benefit from the proposed activities.
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
<b>4</b>	<b>Planned Activities</b>	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.
	<b>Project Name</b>	CDBG Housing Rehabilitation
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	CDBG Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$439,564.00
	<b>Description</b>	CDBG funds for the rehabilitation of homes occupied by eligible low- and moderate-income households.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 18 low- or moderate-income households will benefit from the proposed activity.
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
	<b>Planned Activities</b>	Loans for rehabilitation of existing homes (Rental and Owner-Occupied)
5	<b>Project Name</b>	CDBG AHD Offsite & Street Improvements
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	CDBG AHD Offsite & Street Improvements
	<b>Needs Addressed</b>	Public Facility & Infrastructure
	<b>Funding</b>	CDBG: \$300,000.00
	<b>Description</b>	Support all CDBG-eligible costs associated with funded HOME projects, specifically including offsite and street improvements necessary to complete the development.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 16 or more low- and moderate-income households will benefit from the activity.
	<b>Location Description</b>	Urban County Area
	<b>Planned Activities</b>	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).
6	<b>Project Name</b>	CDBG Housing Program Delivery
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	CDBG Housing Rehabilitation CDBG Housing Program Delivery HOME Rental Housing Rehabilitation HOME Affordable Housing Development
	<b>Needs Addressed</b>	Housing Rehabilitation Affordable Housing Development
	<b>Funding</b>	CDBG: \$300,000.00

	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2030
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These funds are for project delivery costs, not direct assistance to households.
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
	<b>Planned Activities</b>	Funding for the staffing, travel, professional services, LBP/asbestos hazard abatement, materials, and supplies to oversee and operate eligible housing programs.
7	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	Administration of Public Funds
	<b>Needs Addressed</b>	Administrative Support
	<b>Funding</b>	CDBG: \$875,953.00
	<b>Description</b>	Administration of the CDBG Program (may also include administrative costs of the HOME program).
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will be used to support the administration of all CDBG and HOME activities, but funds will not support individual households.
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
	<b>Planned Activities</b>	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.

8	<b>Project Name</b>	HOME Rental Housing Rehabilitation
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	HOME Rental Housing Rehabilitation
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	HOME: \$6,000,000.00
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 33 low- or moderate-income households will benefit from the proposed activity.
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
	<b>Planned Activities</b>	Rehabilitate multifamily rental units occupied by eligible low- and moderate-income households.
9	<b>Project Name</b>	HOME Affordable Housing Development
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	HOME Affordable Housing Development
	<b>Needs Addressed</b>	Affordable Housing Development
	<b>Funding</b>	HOME: \$4,812,288.95
	<b>Description</b>	Funds for development of new affordable housing units. 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. New pipeline projects may be added to the list as applications are received.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	22 low- or moderate-income households will benefit from the proposed activities.

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



	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
	<b>Planned Activities</b>	Administration of the HOME program.
<b>12</b>	<b>Project Name</b>	HOME-ARP Rental Housing & Operating Subsidies
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	HOME-ARP Rental Housing & Operating Subsidies
	<b>Needs Addressed</b>	Affordable Housing Development
	<b>Funding</b>	HOME-ARP: \$2,950,000.00
	<b>Description</b>	Acquire, rehabilitate, or construct affordable rental housing, and provide operating subsidies to ensure the viability of rental housing projects serving HOME-ARP qualifying populations.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 units of housing for homeless households constructed
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
	<b>Planned Activities</b>	20 units of housing for Homeless constructed, and operating subsidies for one non-profit organization
<b>13</b>	<b>Project Name</b>	HOME-ARP Supportive Services
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	HOME-ARP Supportive Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	HOME-ARP: \$765,204.00
	<b>Description</b>	Operating assistance and capacity building funds to nonprofit entities to develop services for HOME-ARP qualifying populations.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to 1,500 persons from qualified HOME-ARP populations will receive services
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction

	<b>Planned Activities</b>	Supportive services to HOME-ARP qualifying populations to reduce homelessness and increase housing stability.
<b>14</b>	<b>Project Name</b>	HOME-ARP Operating Assistance & Capacity Building
	<b>Target Area</b>	Urban County Area
	<b>Goals Supported</b>	HOME-ARP Operating Assistance & Capacity Building
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	HOME-ARP: \$495,200.00
	<b>Description</b>	Operating assistance and capacity building funds to nonprofit entities to develop services for HOME-ARP qualifying populations.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Unincorporated Areas of the County of Fresno + Cities Participating in the Urban County Area Project Jurisdiction
	<b>Planned Activities</b>	Operating assistance and capacity building funds to nonprofit entities to develop services for HOME-ARP qualifying populations.
<b>15</b>	<b>Project Name</b>	ESG25 Fresno County
	<b>Target Area</b>	County of Fresno
	<b>Goals Supported</b>	Street Outreach Rapid Rehousing Emergency Shelter HMIS Administration of Public Funds
	<b>Needs Addressed</b>	Street Outreach Rapid Rehousing Emergency Shelter Administrative Support
	<b>Funding</b>	ESG: \$281,704.00
	<b>Description</b>	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).
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	Rural, unincorporated, and metropolitan areas of the County.
	<b>Planned Activities</b>	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.

## **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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Urban County Area	89
County of Fresno	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 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 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	20
Non-Homeless	61
Special-Needs	22
Total	103

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

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

**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**

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 jurisdictions 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 its 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 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 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 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 Owner-Occupied Rehabilitation Program (OORP), 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. These funds are also available for rehabilitation of qualified rental housing that is occupied by low- to moderate-income persons.
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 OORP Program 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) 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 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 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 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**

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.

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 populations in need including the homeless of Fresno County. Through the FMCoC Coordinated Entry System (CES), families and individuals 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.

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.

**Discussion:**

As described in the PY 2025-2029 Consolidated Plan's Five-Year Strategic Plan, during 2025-2026, 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
<TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]>	
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.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(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:

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, 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.

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 recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

The County will utilize the Shared Net Proceeds method of calculating the HOME amount to be recaptured described in 24 CFR 92.254(a)(5)(ii)(B)(3).

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; (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 DSS utilizing funding from the State of California. 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. 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 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; 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. Access points are widespread, including rural areas and are supported by a dedicated phone line and online resources that are 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 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 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 to fully assess whether the services provided are meeting the needs of the homeless.

## Appendix - Alternate/Local Data Sources

1	<p><b>Data Source Name</b> Housing Authority of Fresno County data</p> <p><b>List the name of the organization or individual who originated the data set.</b> Housing Authority of Fresno County</p> <p><b>Provide a brief summary of the data set.</b> 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.</p> <p><b>What was the purpose for developing this data set?</b> This data was calculated to provide numbers accurate for the Urban County area.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> This data set covers the entire Urban County area, as of February 2015.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> This information is based on a point-in-time review of public housing and housing choice voucher utilization and demographics in February 2015.</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b> The data set is complete.</p>
2	<p><b>Data Source Name</b> FMCoC Point in Time Count</p> <p><b>List the name of the organization or individual who originated the data set.</b> Fresno Madera Continuum of Care</p> <p><b>Provide a brief summary of the data set.</b> 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><b>What was the purpose for developing this data set?</b> Biennial HUD-mandated Homeless Point in Time Count</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> January 27, 2014</p>

	<p><b>Briefly describe the methodology for the data collection.</b></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><b>Describe the total population from which the sample was taken.</b></p> <p>Data was taken from sheltered and unsheltered homeless persons in the County of Fresno area.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Respondents were majority white, non-Hispanic males. 76% white, 18% African American, and 6% other races.</p>
3	<p><b>Data Source Name</b></p> <p>FMCoC Information</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Information from FMCoC HMIS</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Data maintained by homeless service providers in Fresno County</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Information on homeless and homeless services</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Covers Fresno County</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Maintained year to year</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>In progress, as new data is entered. Past year's information is complete.</p>
4	<p><b>Data Source Name</b></p> <p>Fresno County Community Survey</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>County of Fresno</p> <p><b>Provide a brief summary of the data set.</b></p> <p>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><b>What was the purpose for developing this data set?</b></p> <p>The purpose of the survey is to help guide County policy and program priorities for Federal and State funding.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>FY 2024-25</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>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><b>Describe the total population from which the sample was taken.</b></p> <p>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><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>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><b>Data Source Name</b></p> <p>Housing Market Analysis</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development, Office of Policy Development and Research</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>HUD produced housing market analysis of the Fresno Housing Market Area, comprised of the entirety of Fresno County.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To provide context to current housing stock and affordability, and the economic factors that affect both.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>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.</p>

	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The report was published January 1, 2023, and covers a forecast period from January 1, 2023 to January 1, 2026.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Dataset is complete and published.</p>
6	<p><b>Data Source Name</b></p> <p>6th Cycle Housing Element Data (2024, 8yr Plan)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Fresno Council of Governments</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>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.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To meet the housing needs of people at all income levels through effective planning at the State, regional, and local levels.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>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.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>The 6th Cycle RHNA covers the housing projection period from 2023-2031.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete and published.</p>
7	<p><b>Data Source Name</b></p> <p>Service Providers Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>County of Fresno</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Survey responses from partner agencies related to service needs for low-income populations.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>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 &amp; Urban Development (HUD).</p>

	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Responses were collected between January 21, 2025 and February 7, 2025.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>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.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The survey was distributed to a known set of established County partnering agencies and non-profit organizations.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Respondents are management of known County partner agencies and non-profits, only one response was allowed per agency. In total, 42 responses were recieved.</p>
8	<p><b>Data Source Name</b></p> <p>Participating Cities Survey</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>County of Fresno</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Responses to a survey sent to partner cities and special districts related to CDBG projects and infrastructure and service needs.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To assist the County in planning the use of Federal and State grants for community infrastructure and service projects.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Responses were collected between March 4, 2025 and March 18, 2025.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>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.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The survey was distributed to the city and special district agencies within Fresno County.</p>

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>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.</p>
9	<p><b>Data Source Name</b></p> <p>Housing Authority of the County - Needs Assessment</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The Housing Authority of Fresno County (FHA)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Collection of tables from FHA detailing unit inventory of FHA properties and current Housing Choice Voucher waitlist.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The tables provide context as to the ongoing demands for public housing as compared to available unit inventory.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data was produced in 2025.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>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.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Population is determined by applications for public housing to FHA.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Individuals are countywide and are specific to recipients of Housing Choice Vouchers who have applied for public housing units with FHA.</p>





# **CONSOLIDATED PLAN 2025-2029**

# **APPENDIX**

## **OVERFLOW OF NARRATIVE RESPONSES**

## Overflow Text for Responses to Consolidated Plan Sections

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

#### **Exhibit ES-05-1: Continuation of “Introduction” narrative**

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.

**Exhibit ES-05-1: Continuation of "Evaluation of Past Performance" narrative**

**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 support 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.

## **PR-10: Consultation**

The following entities were also consulted, but the County experienced difficulties in adding them to the PR-10 section:

California Department of Forestry and Fire Protection, Fresno County Fire Protection District	Agency - Emergency Management	Other – Emergency Management	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	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
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.

## NA-35 Public Housing - 91.205 (b)

**Exhibit NA-35-1: Table - Public Housing Waitlist by ZIP Code**

Housing Choice Voucher Applicants Outside the City of Fresno								
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
Caruthers	93609	53	13	40	2	26	13	7
Clovis	93611	294	64	215	13	121	79	26
Clovis	93612	812	214	567	32	304	245	82
Clovis	93613	31	7	22	0	7	9	0
Clovis	93619	154	42	100	2	53	54	12
Coalinga	93210	59	9	39	0	30	20	6
Del Rey	93616	30	3	23	0	19	7	6
Dunlap	93621	3	1	3	1	1	0	1
Firebaugh	93622	60	10	48	1	29	12	10
Five Points	93624	1	0	0	0	1	1	0
Fowler	93625	110	22	84	4	47	26	15
Friant	93626	7	1	4	2	1	3	2
Helm	93627	7	2	6	0	3	1	2
Huron	93234	50	8	40	1	20	10	13
Kerman	93630	204	37	139	5	86	65	33
Kingsburg	93631	118	37	85	3	43	33	12
Laton	93242	9	0	4	1	6	5	1
Mendota	93640	85	14	57	3	39	28	17
Miramonte	93641	3	1	0	1	1	3	0
Orange Cove	93646	100	21	69	4	54	31	18
Parlier	93648	231	24	151	3	95	80	51
Piedra	93649	1	0	1	0	0	0	0
Prather	93651	4	1	4	0	1	0	1
Raisin City	93652	2	0	1	0	0	1	2
Reedley	93654	164	35	125	5	78	39	16
Riverdale	93656	31	5	24	2	13	7	4
San Joaquin	93660	44	2	35	2	21	9	14

Housing Choice Voucher Applicants Outside the City of Fresno								
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
Sanger	93657	484	99	356	14	206	128	73
Selma	93662	398	83	307	10	180	91	51
Shaver Lake	93664	1	1	1	0	0	0	0
Tollhouse	93667	11	3	7	0	3	4	1
Tranquility	93668	3	1	2	0	1	1	2
<b>Total</b>		<b>3,614</b>	<b>769</b>	<b>2,597</b>	<b>111</b>	<b>1,510</b>	<b>1,017</b>	<b>488</b>



## **MA-05 Overview**

### **Exhibit MA-05-1: Continuation of “Market Analysis Overview” narrative**

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.

## **MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)**

***Exhibit MA-10-1: TABLE – Inventory of Public Housing Units by Type***

<b>Housing Authority of Fresno County - Public Housing Units</b>			
	<b>&lt;30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>
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

***Exhibit MA-10-2: TABLE – Use of Housing Choice Vouchers by Unit Type***

<b>Housing Authority of Fresno County - Housing Choice Vouchers</b>			
	<b>&lt;30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>
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

***Exhibit MA-10-3: TABLE – Inventory of Misc. Housing Units***

<b>Housing Authority of Fresno County - Misc. Housing Units</b>					
	<b>&lt;30% AMI</b>	<b>30-40% AMI</b>	<b>40-45% AMI</b>	<b>45-50% AMI</b>	<b>50-60% AMI</b>
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

**Exhibit MA-10-4: TABLE – Summary of PHA’s LIPH and ACC Units**

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

<b>BoxScore Summary</b>			
County PHA - LIPH and ACC Units			
Date 10/10/2024			
<b>Availability</b>			
<b>Code</b>	<b>Name</b>	<b>City</b>	<b>Units</b>
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
<b>Total</b>			<b>455</b>

**Exhibit MA-10-5: TABLE – REAC Inspection Scores for PHA’s LIPH and ACC Units**

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

<b>REAC Scores</b>		
County PHA - LIPH and ACC Units		
Date 10/10/2024		
<b>Availability</b>		
<b>Code</b>	<b>Name</b>	<b>Most Recent</b>
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
<b>Average Score</b>		<b>85</b>

## **MA-30 Homeless Facilities and Services - 91.210(c)**

### **Exhibit MA-30-1: List of Agencies and Facilities Providing Services to the Homeless**

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](http://mmcenter.org): Provides safe house for victims of domestic violence including counseling, case management, advocacy and life skills.

**Poverello House** – [poverellohouse.org](http://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](http://poverellohouse.org): Provides temporary housing for single women only, case management, life skills, street outreach, advocacy and transportation.

**Salvation Army** – [fresnoarc.salvationarmy.org](http://fresnoarc.salvationarmy.org): Provides emergency food, some utility and rental assistance, substance abuse treatment.

**Turn Behavioral Health Services** – [turnbhs.org](http://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](http://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](http://uwfm.org): Provides guidance to local service organizations and trusted resources.

**VA Central California Health Care System** – [fresno.va.gov](http://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](http://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.

## **MA-40 Barriers to Affordable Housing - 91.210(e)**

### **Exhibit MA-40-1: Continued narrative “Negative Impacts of Public Policies”**

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 use of Federal dollars.

While public policies often aim to address housing disparities 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 robust affordable housing market.

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

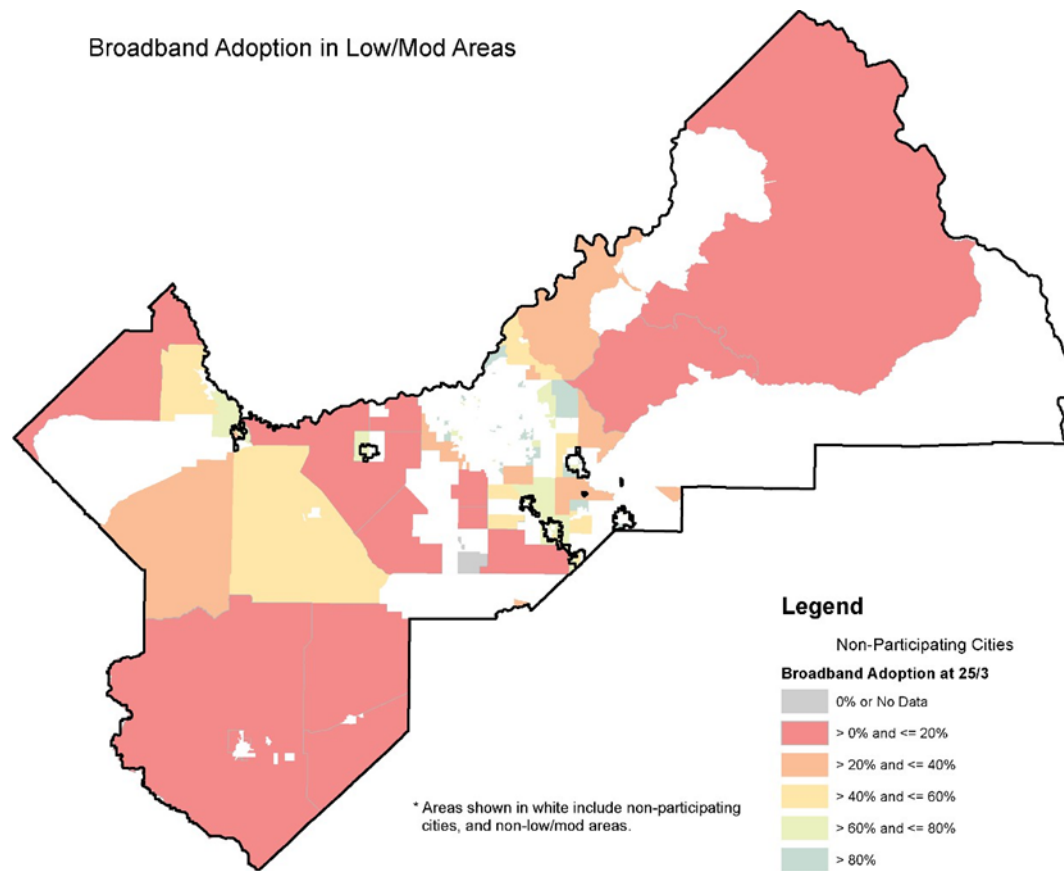
***Exhibit MA-60-1: Table - "Unserved by Broadband, by Census Designated Place"***

<b>Census Designated Place</b>	<b>Mass Market Unserved Locations</b>	<b>Total Locations</b>	<b>Percentage of total locations affected</b>
<b>Auberry</b>	1,715	1,718	100%
<b>Big Creek</b>	143	143	100%
<b>Biola</b>	241	341	71%
<b>Bowles</b>	46	46	100%
<b>Cantua Creek</b>	104	104	100%
<b>Caruthers</b>	759	759	100%
<b>Centerville</b>	154	154	100%
<b>Coalinga</b>	501	3,988	13%
<b>Del Rey</b>	30	355	8%
<b>Easton</b>	678	678	100%
<b>Firebaugh</b>	202	1,964	10%
<b>Fowler</b>	172	2,063	8%
<b>Fresno</b>	5,270	142,275	4%
<b>Friant</b>	13	270	5%
<b>Huron</b>	953	1,025	93%
<b>Kerman</b>	251	3,781	7%
<b>Kingsburg</b>	132	3,995	3%
<b>Lanare</b>	142	142	100%
<b>Laton</b>	82	529	16%
<b>Malaga</b>	15	233	6%
<b>Mendota</b>	490	2,317	21%
<b>Millerton</b>	52	263	20%
<b>Minkler</b>	395	395	100%
<b>Monmouth</b>	42	42	100%
<b>Orange Cove</b>	109	1,820	6%
<b>Parlier</b>	166	2,873	6%
<b>Raisin City</b>	97	97	100%
<b>Reedley</b>	214	6,279	3%



Census Designated Place	Mass Market Unserved Locations	Total Locations	Percentage of total locations affected
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%
Tranquility	178	280	64%
West Park	292	292	100%
Westside	31	31	100%

***Exhibit MA-60-2: IMAGE - Broadband Adoption Map of Fresno County***



***Exhibit MA-60-3: TABLE - Low/Moderate Income Household Access to Broadband Service Providers***

<b>Fixed Broadband Service Providers at Broadband Speeds:</b>	<b>Area of County (Square Miles)</b>	<b>Number of Low/Moderate Income Households</b>
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

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

### **Exhibit MA-65-01: Continued narrative “Natural Hazard Risks to Low Income Households”**

#### **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.

## **SP-70 Anti-Poverty Strategy - 91.215(j)**

### **Exhibit SP-70-1: Continued narrative “Jurisdiction Goals, Programs, and Policies for reducing the number of poverty-level families”**

#### **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 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.

**04B APPENDIX TABLES (2025-26 CITY,  
UNINCORPORATED, PUBLIC SERVICES,  
AFFORDABLE HOUSING RESERVATIONS)**

2025-26 City Activities	
City/Activity	CDBG Amount
Fowler - Panzak Park ADA (City-Generated Program Income)	\$766,000
Fowler - Panzak Park ADA	\$212,408
Kerman - Kerckhoff Park Improvements	\$280,039
Kerman - Plaza Veterans Park Improvements	\$ 15,000
Orange Cove - Sheridan Park Improvements	\$303,614
Reedley - Rupert and Church Reconstruction	\$129,454
Sanger - Medrano Park Improvements	\$118,780
Selma - Sidewalk Connectivity, Phase III	\$ 87
Selma - Sidewalk Connectivity, Phase IV	\$229,303
Total	\$2,054,685

The cities of Kingsburg and Mendota also participate in the Urban County Area project jurisdiction and also received CDBG allocations, but the cities have loaned their FY 2025-26 allocations to other cities' CDBG projects in order to increase their available CDBG funds for a future project year.

***\*The dollar amount for Fowler City-Generated CDBG 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.***

2025-26 Unincorporated Area CDBG Public Facility and Infrastructure Improvement Projects		
Rank	Project Name	CDBG Amount
1	Tranquillity Emergency Generator	\$300,000
1.1	Friant Wastewater Treatment Plant (increased funding for existing project)	\$300,000
1.2	Riverdale Memorial Hall (increased funding for existing project)	\$200,000
2	Malaga Wastewater Treatment Plant Disposal Pond Rehabilitation	\$300,000
3	Del Rey Community Hall & Senior Center	\$300,000

**Based on receipt of projected program income, \$1,050,000 of CDBG funding is recommended for Public Facility and Infrastructure Improvement Projects in the Unincorporated Area. These funds will be used for the listed individual infrastructure projects, with \$250,000 set-aside for the County's direct project delivery costs for new and existing public facility and infrastructure improvement projects.**

2025-26 Public Services	
Project Name	CDBG Amount
Sheriff's Area-Based Policing	\$300,000
Community-based Social Services Programs	\$128,526



2025-26 Affordable Housing Project Reservations				
	Project Name	City	Project Type	HOME or HOME-ARP Amount
1	Park Kingsburg, Horizon ELOM	Kingsburg	Rehab Multifamily	\$2,000,000
2	Reedley Elderly, Self-Help Enterprises	Reedley	Rehab Multifamily	\$2,000,000
3	Selma Elderly, Self-Help Enterprises	Selma	Rehab Multifamily	\$2,000,000
4	Cherry Crossing II, Self-Help Enterprises	Sanger	New Multifamily	\$1,000,000
5	Sanger Modular, UPHoldings & RH Development • HOME-ARP (New Development): \$2,500,000 • HOME-ARP (Operating Costs): \$450,000 • State Perm Local Housing Allocation (PLHA): \$2,833,093	Sanger	New Multifamily	\$2,950,000

**These reservations are contingent upon the developer successfully securing all other necessary funding and successful completion of the NEPA within the time specified in the reservation letter. For any project that fails to do so, the reserved funds will be reallocated for other affordable housing projects, multifamily rehabilitation, or HOME TBRA depending on need.**

## **COMMUNITY OUTREACH**

# OPINION SURVEY

*LET YOUR VOICE BE HEARD!*



HOW TO SPEND FEDERAL FUNDS



HOUSING NEEDS



COMMUNITY SERVICES NEEDS



HOMELESS SERVICES

**The County of Fresno expects to receive over \$4 million dollars annually from the U.S. Department of Housing and Community Development to improve low-income communities. Help create our 5-Year Consolidated Plan!**



SCAN QR  
CODE TO  
TAKE SURVEY  
OR VISIT THE  
LINK



[HTTPS://WWW.SURVEYMONKEY.COM/R/KQR98TD](https://www.surveymonkey.com/r/KQR98TD)

Or call (559) 600-4292 to take the survey over the phone.



# ENCUESTA DE OPINIÓN

*¡DEJA QUE TU VOZ SE ESCUCHE!*



CÓMO USAR LOS FONDOS FEDERALES



NECESIDADES DE VIVIENDA



NECESIDAD DE SERVICIOS Y APOYOS  
COMUNITARIOS



SERVICIOS PARA PERSONAS SIN HOGAR



**El condado de Fresno espera recibir más de 4 millones de dólares anuales del Departamento de Vivienda y Desarrollo Comunitario de los EE. UU. para mejorar las comunidades de bajos ingresos. ¡Ayúdenos a crear nuestro Plan Consolidado de 5 años!**

ESCANEE EL CÓDIGO  
QR PARA REALIZAR  
LA ENCUESTA O  
VISITE EL  
ENLACE



[HTTPS://WWW.SURVEYMONKEY.COM/R/  
KQR98TD](https://www.surveymonkey.com/r/KQR98TD)

O llame al (559) 600-4292 para  
tomar la encuesta por teléfono.





# Builder/Developer Survey

*How can we help and advocate for you?*



Contributors to housing costs?

Experiences with local planning departments?

Job skills, workers, & hiring?

How to encourage more affordable housing?

Interested in bidding on rehab work?

**The County of Fresno expects to receive over \$4 million dollars annually from the U.S. Department of Housing and Community Development to improve low-income communities.**

**Help create our 5-Year Consolidated Plan!**



SCAN QR  
CODE TO  
TAKE SURVEY  
OR VISIT THE  
LINK



<https://www.surveymonkey.com/r/D2SLMGR>

Or call (559) 600-4292 to take the survey over the phone.



CDBG Infrastructure Funds

Fondos de infraestructura del programa CDBG

What is most needed?

¿Qué es lo que más se necesita?

Sidewalks, pedestrian paths, bike paths	Aceras, senderos para peatones, ciclovías
Street repair, improvements, street lights	Reparación de calles, mejoras, alumbrado público
Traffic control (traffic lights, signs, intersection redesign)	Control de tránsito (semáforos, señales, rediseño de intersecciones)
Water and sewer infrastructure	Infraestructura de agua y alcantarillado
Flood control / drainage (curbs, gutters, storm water basins)	Control de inundaciones/ drenaje (bordillos, cunetas, cuencas de aguas pluviales)
Public Transportation (local & regional)	Transporte público (local y regional)
Broadband Internet	Internet de banda ancha
Fire stations, trucks, and equipment	Estaciones de bomberos, camiones y equipos
Crime prevention / public safety	Prevención del delito/ seguridad pública
Downtown / commercial revitalization	Revitalización del centro/ comercial
Residential revitalization, remove abandoned buildings	Revitalización residencial, eliminación de edificios abandonados
Parks and greenspaces, tree planting, playgrounds	Parques y espacios verdes, plantación de árboles, áreas de juegos
Library, community center, senior center	Biblioteca, centro comunitario, centro para personas mayores
Head Start preschool	Preescolar Head Start



CDBG Public  
Services Funds

Fondos de servicios públicos  
del programa CDBG

What is most needed?

¿Qué es lo que más se necesita?

Access to mental health, substance abuse, and health care clinics	Acceso a clínicas de salud mental, abuso de sustancias y atención médica
Food Bank / Food Pantry	Banco de alimentos/despensa de alimentos
Services for people experiencing domestic violence or human trafficking	Servicios para personas que sufren violencia doméstica o trata de personas
Crime awareness / prevention, community resource officers in schools	Concientización/prevencción del delito, oficiales de recursos comunitarios en las escuelas
Legal aid clinics	Clínicas de asistencia legal
Emergency home repairs for low-income homeowners	Reparaciones de emergencia en el hogar para propietarios de bajos ingresos
Short-term neighborhood cleanup	Limpieza de vecindarios a corto plazo
Fair housing counseling / help understanding tenant rights	Asesoramiento sobre vivienda justa/ayuda para comprender los derechos de los inquilinos
Screening for lead poisoning	Examen de detección de envenenamiento por plomo
Employment and job skills training	Capacitación laboral y de habilidades laborales
Classes for adults to learn English, citizenship, how to read	Clases para adultos para aprender inglés, ciudadanía y cómo leer
Services for seniors	Servicios para personas mayores
Daycare & after-school programs for kids	Guardería y programas extraescolares para niños
Help for small businesses	Ayuda para pequeñas empresas



Necesidades de la comunidad de Laton  
Laton Community Needs

HOME Funds

Fondos del programa HOME

What is most needed?

¿Qué es lo que más se necesita?

Build new homes and apartments for low-income families	Construir nuevas casas y apartamentos para familias de bajos ingresos
Help low-income families repair their homes (e.g. replace the roof)	Ayudar a familias de bajos ingresos a reparar sus hogares (por ejemplo, reemplazar el techo)
Help low-income families with a downpayment for a home mortgage	Ayudar a familias de bajos ingresos con un pago inicial para una hipoteca de vivienda
Help low-income families with up to 24 months of lower costs for rent	Ayudar a familias de bajos ingresos con hasta 24 meses de costos de alquiler más bajos
Support housing developed by entities like Habitat for Humanity & Self-Help	Apoyar viviendas desarrolladas por entidades como Habitat for Humanity y Self-Help
Help pay for the staff and expenses to run these programs	Ayudar a pagar el personal y los gastos para ejecutar estos programas



Necesidades de la comunidad de Laton

Laton Community Needs



ESG Funds

Fondos del programa ESG

What is most needed?

¿Qué es lo que más se necesita?

Emergency shelters for those with no place to stay overnight	Refugios de emergencia para quienes no tienen un lugar donde pasar la noche
Homeless prevention assistance for persons at-risk of becoming homeless	Asistencia para la prevención de la falta de vivienda para personas en riesgo de quedarse sin hogar
Housing for persons experiencing homelessness	Viviendas para personas sin hogar
Transitional housing for persons exiting foster care, the hospital, prison	Viviendas de transición para personas que salen de hogares de acogida, hospitales o prisiones
Outreach workers connecting with those on the streets and offering services	Trabajadores sociales que se conectan con las personas que viven en la calle y ofrecen servicios
Legal aid to fight evictions	Asistencia legal para luchar contra los desalojos
Cleanup of encampments	Limpieza de campamentos
Mental health / addiction services	Servicios de salud mental y adicciones



Necesidades de la comunidad de Laton

Laton Community Needs

## **PUBLIC HEARING MEETING NOTICES**

P.O. Box 126  
Fresno, CA 93707  
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF PUBLIC HEARING

FRESNO COUNTY 2025-2029 CONSOLIDATED PLAN AND  
FIRST YEAR ANNUAL ACTION PLAN

The hearing will be held on October 16,  
2024, at 6:00 p.m.

DECLARATION OF PUBLICATION  
(2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

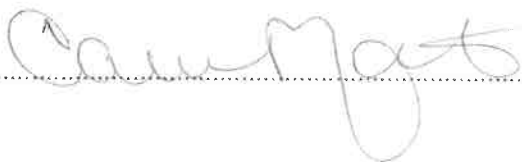
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

SEPTEMBER 13, 2024

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

SEPTEMBER 13, 2024

ON .....



**NOTICE OF PUBLIC HEARING**  
FRESNO COUNTY 2025-2029  
**CONSOLIDATED PLAN AND FIRST  
YEAR ANNUAL ACTION PLAN**  
The County of Fresno Consolidated Plan Committee will hold a public hearing on the preparation of the County of Fresno's 2025-2029 Consolidated Plan and First Year Annual Action Plan. The Consolidated Plan includes an assessment of the housing, community development, and homeless needs of the unincorporated portion of Fresno County, as well as partner cities participating in Fresno County's Urban County program for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grants (ESG) programs, and offers a strategy for addressing priority needs within the five-year planning period using CDBG, HOME, and ESG funds. The First Year Annual Action Plan identifies goals and proposed uses of CDBG, HOME, and ESG funds during the 2025-26 program year. The public hearing will include a review of prior year program performance, housing and community development needs, and related housing and community development programs, and request public comment on housing, community development, and homeless needs to be considered during preparation of the 2025-2029 Consolidated Plan. The hearing will be held on October 16, 2024, at 6:00 p.m., in Conference Room A, on the 8th Floor, 2220 Tulare St., Fresno, CA.

The hearing will also be held by teleconference at (559) 494-4226 (Conference ID 108 092 001#), and by Microsoft Teams, using Teams or a web browser, at <https://tinyurl.com/42nrfxbu>. Members of the public wishing to comment outside of the Consolidated Plan Committee public hearing may also do so by calling the Community Development Grants Unit at (559) 600-4292, by writing to the Community Development Division, 2220 Tulare St., 6th Floor, Fresno, CA 93721, or by email at [Comdev@fresnocountyca.gov](mailto:Comdev@fresnocountyca.gov). If you have any questions or comments, please contact Jonathan Avedian at (559) 600-4292. The County of Fresno does not discriminate on the basis of race, color, religion, sex, national origin, disability, or marital status. In accordance with the Americans with Disabilities Act (ADA) and Section 504, any request for special needs will be considered. To request accommodations, please call Jared Nimer at (559) 600-4292, by Wednesday, October 9th at 5:00 p.m. 09/13/2024

# THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126

Fresno, CA 93707

Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

## AVISO DE AUDIENCIA PÚBLICA

PLAN CONSOLIDADO DEL CONDADO DE FRESNO  
2025-2029 Y PLAN DE ACCIÓN ANUAL PARA EL PRIMER  
AÑO

La audiencia se llevará a cabo el 16 de  
octubre de 2024, a las 6:00 p.m.

## DECLARATION OF PUBLICATION (2015.5 C.C.P.)

### MISC. NOTICE

## STATE OF CALIFORNIA

### COUNTY OF FRESNO

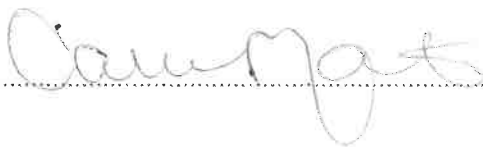
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

SEPTEMBER 13, 2024

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

SEPTEMBER 13, 2024

ON .....



AVISO DE AUDIENCIA PÚBLICA  
PLAN CONSOLIDADO DEL  
CONDADO DE FRESNO 2025-2029  
Y PLAN DE ACCIÓN ANUAL PARA  
EL PRIMER AÑO

El Comité del Plan Consolidado del Condado de Fresno llevará a cabo una audiencia pública sobre la preparación del Plan Consolidado 2025-2029 del Condado de Fresno y del Primer Año del Plan de Acción Anual. El Plan Consolidado incluye una evaluación de las necesidades de vivienda, desarrollo comunitario y personas sin hogar de la parte no incorporada del Condado de Fresno, así como de las ciudades asociadas que participan en el Programa del Condado Urbano del Condado de Fresno para los programas de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG por sus siglas en Inglés), el Programa de Asociación de Inversión en vivienda (HOME por sus siglas en Inglés) y el programa de las Subvenciones para Soluciones de Emergencia (ESG por sus siglas en Inglés), y ofrece una estrategia para abordar las necesidades prioritarias dentro del período de planificación de cinco años utilizando fondos de CDBG, HOME y ESG. El Plan de Acción Anual del Primer Año identifica las metas y los usos propuestos de los fondos CDBG, HOME y ESG durante el año programático del 2025-26.

La audiencia pública incluirá una revisión del desempeño del programa del año anterior, las necesidades de vivienda y desarrollo comunitario, y los programas relacionados con la vivienda y el desarrollo comunitario. Se solicitarán comentarios públicos sobre las necesidades de vivienda, desarrollo comunitario y personas sin hogar que se considerarán durante la preparación del Plan Consolidado 2025-2029.

La audiencia se llevará a cabo el 16 de octubre de 2024, a las 6:00 p.m., en la Sala de Conferencias A, piso 8, 2220 Tulare St, Fresno, CA.

La audiencia también se llevará a cabo por teleconferencia al (559) 494-4226 (ID de conferencia 108 092 001#), y por Microsoft Teams, utilizando Teams o un navegador web, en <https://tinyurl.com/42nrfxbu>

Los miembros del público que deseen comentar fuera de la audiencia pública del Comité del Plan Consolidado también pueden hacerlo llamando a la Unidad de Subvenciones para el Desarrollo Comunitario al (559) 600-4292, escribiendo a la División de Desarrollo Comunitario y se encuentra en el 2220 Tulare St, 6th Floor, Fresno, CA 93721, o por correo electrónico a [Comdev@fresnocountyca.gov](mailto:Comdev@fresnocountyca.gov). Si tiene alguna pregunta o comentario, comuníquese con Jonathan Avedian al (559) 600-4292.

El Condado de Fresno no discrimina por motivos de raza, color, religión, sexo, origen nacional, discapacidad o estado civil. De acuerdo con la Ley de Estadounidenses con Discapacidades (ADA, por sus siglas en inglés) y la Sección 504, se considerará cualquier solicitud de necesidades especiales. Para solicitar adaptaciones, llame a Jared Nimer al (559) 600-4292, antes del miércoles 9 de octubre a las 5:00 p.m.

09/13/2024

P.O. Box 126  
Fresno, CA 93707  
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF PUBLIC HEARING

FRESNO COUNTY DRAFT CONSOLIDATED PLAN FOR  
2025-2029 AND FIRST YEAR ANNUAL ACTION PLAN

DATE AND TIME OF PUBLIC  
HEARING:  
JULY 8, 2025 AT 9:30 AM

DECLARATION OF PUBLICATION  
(2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

JUNE 6, 2025

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

JUNE 6, 2025

ON .....



NOTICE OF PUBLIC HEARING  
FRESNO COUNTY DRAFT  
CONSOLIDATED PLAN FOR 2025-  
2029 AND FIRST YEAR ANNUAL  
ACTION PLAN

The County of Fresno's draft Consolidated Plan for 2025-2029 and First Year Annual Action Plan is available for public review and comment. The 2025-2029 Consolidated Plan describes the housing, community development and homeless needs for the cities and communities in Fresno County's Urban County Entitlement Program, and how those needs will be addressed utilizing the County's anticipated HUD grants, and includes proposed uses for Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) funds during the 2025-26 program year.

Copies of the Plan are available for review at the County's Community Development Division office, 2220 Tulare St., 8th Floor, Fresno, CA and at the Fresno County Public Library, Central Branch at 2420 Mariposa St., Fresno, CA. The draft Action Plan can also be found online at <http://www.fresnocountyca.gov/grants>.

The County of Fresno Board of Supervisors will hold a public hearing to receive comments on the draft 2025-2029 Consolidated Plan and First Year Annual Action Plan. The hearing will be held on July 8, 2025, at 9:30 a.m., in the Board Room of the Board of Supervisors, Room 301, on the third floor of the Hall of Records, 2281 Tulare Street, Fresno, CA.

Members of the public wishing to comment outside of the Board of Supervisors public hearing may also do so by calling the Community Development Grants Unit at (559) 600-4292, by email to ComDev@fresnocountyca.gov, or by writing to the Community Development Division, 2220 Tulare St., 6th Floor, Fresno, CA 93721. Comments will be accepted by the County through July 8, 2025.

All comments received, including responses, will be included in the final Consolidated Plan document before submittal to the U.S. Department of Housing and Urban Development (HUD). If you have any questions or comments, please contact Community Development at (559) 600-4292.

The County of Fresno does not discriminate on the basis of race, color, religion, sex, national origin, disability, or marital status. In accordance with the Americans with Disabilities Act (ADA) and Section 504, any request for special needs will be considered. To request accommodations, please call Celeste Johnston at (559) 600-4292.

06/06/2025

# THE BUSINESS JOURNAL

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Telephone (559) 490-3400

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IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

AVISO DE AUDIENCIA PUBLICA

PLAN PRELIMINAR CONSOLIDARIO DEL CONDADO DE FRESNO PARA 2020-2024

Y EL PLAN DEL PRIMER AÑO DE ACCIÓN ANUAL

DATE AND TIME OF PUBLIC  
HEARING:  
JULY 8, 2025 AT 9:30 AM

## DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

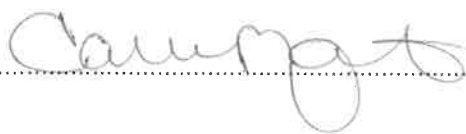
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

JUNE 6, 2025

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

JUNE 6, 2025

ON .....



AVISO DE AUDIENCIA PUBLICA  
PLAN PRELIMINAR CONSOLIDARIO  
DEL CONDADO DE FRESNO PARA  
2020-2024  
Y EL PLAN DEL PRIMER AÑO DE  
ACCIÓN ANUAL

El plan preliminar consolidario del Condado de Fresno para 2025-2029 y el plan del primer año de acción estará disponible para revisión y comentarios del público. El plan consolidario para 2025-2029 describe las necesidades de vivienda, desarrollo comunitario y personas sin hogar de la parte no incorporada del Condado de Fresno, así como de las ciudades asociadas que participan en el Programa del Condado Urbano del Condado de Fresno y como se abordaran esas necesidades utilizando las subvenciones anticipadas de HUD por parte del condado, y incluye usos propuestos de los fondos del Programa de Subvención Bloque para el Desarrollo Comunitario (CDBG por sus siglas en Inglés), el Programa de Asociación para Inversiones en Vivienda (HOME por sus siglas en Inglés) y el Subvención Refugio de Emergencia (ESG por sus siglas en Inglés) durante el año de programa 2025-26.

Copias del Plan están disponibles para su revisión en la oficina de División del Desarrollo Comunitario del Condado Fresno localizada al 2220 Calle Tulare, 8vo Piso, de la ciudad de Fresno, y en la Librería Central del Condado de Fresno localizada al 2420 Calle Mariposa de la ciudad de Fresno. El plan preliminar del Plan de Acción también puede encontrarse en el sitio de web <http://www.fresnocountyca.gov/grants>.

La Mesa Directiva del Condado de Fresno llevara acabó una audiencia pública para recibir testimonios públicos sobre el plan preliminar del plan consolidario de 2025-2029 y del Plan Acción Anual. La audiencia se llevara acabó el 8 de julio de 2025 a las 9:30 a.m., La audiencia se llevara acabó en la sala de La Mesa Directiva, Sala 301 en el 3er piso de la Sala de Registros; al 2281 Calle Tulare, Fresno, CA.

Los miembros del público que deseen comentar fuera de la audiencia pública de la Mesa Directiva también pueden hacerlo llamando a la Unidad de Subvenciones para el Desarrollo Comunitario al (559) 600-4292, por correo electrónico a [ComDev@fresnocountyca.gov](mailto:ComDev@fresnocountyca.gov), o escribiendo a la División de Desarrollo Comunitario ubicado en 2220 Tulare St, 6th Floor, Fresno, CA 93721. Sus comentarios serán aceptados por el condado hasta el 8 de julio de 2025.

Todo comentario recibido, incluyendo respuestas, serán incluidos en el documento Final Plan de Acción antes de presentarse al Departamento De Viviendas y Desarrollo Urbano de los EU (HUD por sus siglas en Inglés). Si tiene alguna pregunta o comentario, por favor comuníquese con la oficina de División del Desarrollo Comunitario a (559) 600-4292.

El Condado de Fresno no discrimina a base de raza, color, religión, sexo, nacionalidad, incapacidad o estado civil. De acuerdo con la Ley sobre Estadounidenses con Discapacidades (ADA por sus siglas en Inglés), y la Sección 504, cualquier petición para necesidades especiales será considerada. Para pedir acomodo comuníquese con Celeste Johnston at (559) 600-4292.

06/06/2025



# THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126

Fresno, CA 93707

Telephone (559) 490-3400

(Space Below for use of County Clerk only)

## IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

### REVISED NOTICE OF PUBLIC HEARING

FRESNO COUNTY DRAFT CONSOLIDATED PLAN FOR  
2025-2029 AND FIRST YEAR ANNUAL ACTION PLAN

DATE AND TIME OF HEARING:

AUGUST 5, 2025 AT 9:30 AM

### DECLARATION OF PUBLICATION (2015.5 C.C.P.)

#### MISC. NOTICE

#### STATE OF CALIFORNIA

#### COUNTY OF FRESNO

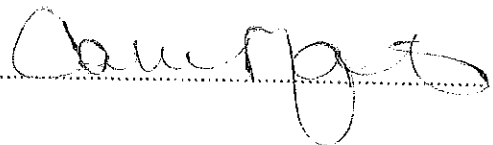
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

JULY 2, 2025

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

JULY 2, 2025

ON



#### REVISED NOTICE OF PUBLIC HEARING

#### FRESNO COUNTY DRAFT CONSOLIDATED PLAN FOR 2025- 2029 AND FIRST YEAR ANNUAL ACTION PLAN

The County of Fresno's draft Consolidated Plan for 2025-2029 and First Year Annual Action Plan is available for public review and comment. The 2025-2029 Consolidated Plan describes the housing, community development and homeless needs for the cities and communities in Fresno County's Urban County Entitlement Program, and how those needs will be addressed utilizing the County's anticipated HUD grants, and includes proposed uses for Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) funds during the 2025-26 program year. Copies of the Plan are available for review at the County's Community Development Division office, 2220 Tulare St., 8th Floor, Fresno, CA and at the Fresno County Public Library, Central Branch at 2420 Mariposa St., Fresno, CA. The draft Action Plan can also be found online at <http://www.fresnocountyca.gov/grants>.

The County of Fresno Board of Supervisors will hold a public hearing to receive comments on the draft 2025-2029 Consolidated Plan and First Year Annual Action Plan. The hearing will be held on August 5, 2025, at 9:30 a.m., in the Board Room of the Board of Supervisors, Room 301, on the third floor of the Hall of Records, 2281 Tulare Street, Fresno, CA. This hearing has been rescheduled from July 8, 2025.

Members of the public wishing to comment outside of the Board of Supervisors public hearing may also do so by calling the Community Development Grants Unit at (559) 600-4292, by email to [ComDev@fresnocountyca.gov](mailto:ComDev@fresnocountyca.gov), or by writing to the Community Development Division, 2220 Tulare St, 6th Floor, Fresno, CA 93721. Comments will be accepted by the County through August 5, 2025.

All comments received, including responses, will be included in the final Consolidated Plan document before submittal to the U.S. Department of Housing and Urban Development (HUD). If you have any questions or comments, please contact Community Development at (559) 600-4292.

The County of Fresno does not discriminate on the basis of race, color, religion, sex, national origin, disability, or marital status. In accordance with the Americans with Disabilities Act (ADA) and Section 504, any request for special needs will be considered. To request accommodations, please call Celeste Johnston at (559) 600-4292.

07/02/2025

# THE BUSINESS JOURNAL

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IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

AVISO REVISADO DE AUDIENCIA PUBLICA

PLAN PRELIMINAR CONSOLIDARIO DEL CONDADO DE FRESNO PARA 2025-2029

Y EL PLAN DEL PRIMER AÑO DE ACCIÓN ANUAL

DATE AND TIME OF HEARING:

AUGUST 5, 2025 AT 9:30 AM

## DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

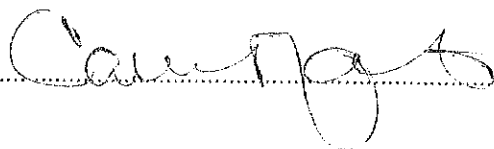
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

JULY 2, 2025

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California.

JULY 2, 2025

ON .....



AVISO REVISADO DE AUDIENCIA PUBLICA

PLAN PRELIMINAR CONSOLIDARIO DEL CONDADO DE FRESNO PARA 2025-2029 Y EL PLAN DEL PRIMER AÑO DE ACCIÓN ANUAL.

El plan preliminar consolidario del Condado de Fresno para 2025-2029 y el plan del primer año de acción estará disponible para revisión y comentarios del público. El plan consolidario para 2025-2029 describe las necesidades de vivienda, desarrollo comunitario y personas sin hogar de la parte no incorporada del Condado de Fresno, así como de las ciudades asociadas que participan en el Programa del Condado Urbano del Condado de Fresno y como se abordaran esas necesidades utilizando las subvenciones anticipadas de HUD por parte del condado, y incluye usos propuestos de los fondos del Programa de Subvención Bloque para el Desarrollo Comunitario (CDBG por sus siglas en Inglés), el Programa de Asociación para Inversiones en Vivienda (HOME por sus siglas en Inglés) y el Subvención Refugio de Emergencia (ESG por sus siglas en Inglés) durante el año de programa 2025-26.

Copias del Plan están disponibles para su revisión en la oficina de División del Desarrollo Comunitario del Condado Fresno localizada al 2220 Calle Tulare, 8vo Piso, de la ciudad de Fresno, y en la Librería Central del Condado de Fresno localizada al 2420 Calle Mariposa de la ciudad de Fresno. El plan preliminar del Plan de Acción también puede encontrarse en el sitio de web <http://www.fresnocountyca.gov/grants>.

La Mesa Directiva del Condado de Fresno llevara a cabo una audiencia pública para recibir testimonios públicos sobre el plan preliminar del plan consolidario de 2025-2029 y del Plan Acción Anual. La audiencia se llevara a cabo el 5 de agosto de 2025 a las 9:30 a.m., La audiencia se llevara a cabo en la sala de La Mesa Directiva, Sala 301 en el 3er piso de la Sala de Registros; al 2281 Calle Tulare, Fresno, CA. Esta audiencia fue reprogramada para el 8 de julio de 2025.

Los miembros del público que deseen comentar fuera de la audiencia pública de la Mesa Directiva también pueden hacerlo llamando a la Unidad de Subvenciones para el Desarrollo Comunitario al (559) 600-4292, por correo electrónico a [ComDev@fresnocountyca.gov](mailto:ComDev@fresnocountyca.gov), o escribiendo a la División de Desarrollo Comunitario ubicado en 2220 Tulare St, 6th Floor, Fresno, CA 93721. Sus comentarios serán aceptados por el condado hasta el 5 de agosto de 2025.

Todo comentario recibido, incluyendo respuestas, serán incluidos en el documento Final Plan de Acción antes de presentarse al Departamento De Viviendas y Desarrollo Urbano de los EU (HUD por sus siglas en Inglés). Si tiene alguna pregunta o comentario, por favor comuníquese con la oficina de División del Desarrollo Comunitario a (559) 600-4292.

El Condado de Fresno no discrimina a base de raza, color, religión, sexo, nacionalidad, incapacidad o estado civil. De acuerdo con la Ley sobre Estadounidenses con Discapacidades (ADA por sus siglas en Inglés), y la Sección 504, cualquier petición para necesidades especiales será considerada. Para pedir acomodo comuníquese con Celeste Johnston at (559) 600-4292.

07/02/2025



# **PUBLIC COMMENTS ON THE DRAFT CONSOLIDATED PLAN**

### **Comments Received on October 16, 2024, at the Consolidated Plan Committee Meeting:**

**Public Comment:** At the public meeting held preceding the preparation of the 2025-2029 Consolidated plan on October 16, 2024, comments were provided that water needs should be considered when preparing the Consolidated Plan.

- **County's Response:** Water needs of the community will be addressed through the Public Facility & Infrastructure programs and the Housing Rehabilitation program.

### **Comments Received on the June Draft:**

**Public Comment:** The results of four surveys conducted during the planning stages are available for download as an attachment to the August 5, 2025 meeting of the County's Board of Supervisors.

- **County's Response:** The results of the surveys were considered during the planning of HOME, CDBG, and ESG funds.

**Public Comment:** The County should consider supporting the costs of offsite and street improvements when planning to fund affordable housing development.

- **County's Response:** The County has added a CDBG program to support these costs.

**Public Comment:** The County should review its special needs populations and include households on the Benefits Cliff earning up to 80% of the Area Median Income.

- **County's Response:** The County has revised the special needs populations to include this group.

**Public Comment:** There are lots of numbers in this draft for both one year and five years of the money. Are they supposed to add up to each other?

- **County's Response:** Yes, but not always on a 1-for-1 basis. Funding amounts in the Strategic Plan (SP) account for all five years while funding amounts in the Annual Action Plan (AP) account for just the first year of funding. Staff has reviewed the financial numbers within the draft Consolidated Plan and made revisions to SP-35: Anticipated Resources, SP-45: Goals Summary, AP-20: Annual Goals and Objectives, and AP-35: Projects to ensure funds are captured accurately and consistently across the draft.

### **Comments Received on August 5, 2025, at the Board of Supervisors' Meeting:**

To be updated after the August 5, 2025 Board of Supervisors meeting.

# **EMERGENCY SOLUTIONS GRANT – POLICIES & PROCEDURES**

**The County of Fresno  
Department of Social Services**

**Emergency Solutions Grants (ESG)  
Program Policy and Procedures Guide**

**July 2025**

## Table of Contents

Program Description and Target Population.....	4
1. County Administration of the Program .....	5
2. Match Requirement.....	5
3. Monitoring.....	5
4. Subrecipient Administration of ESG.....	8
5. County Administration of ESG.....	8
6. Eligible Activities.....	10
7. Client Eligibility Verification.....	13
8. Documenting Client Eligibility.....	14
9. Income Determination.....	15
10. Client's Share of Rent Costs.....	15
11. Program Income.....	16
12. Rent Reasonableness.....	16
13. Rental, Security and Utility Payments.....	16
14. Habitability Standards.....	17
15. Environmental Review.....	17
16. Rental Payments in Arrears.....	17
17. Lead Based Paint Visual Assessment Requirements.....	17
18. Reporting Requirements.....	18
19. Confidentiality.....	18
20. Termination of Housing Assistance.....	19
21. Non-Discrimination.....	19
22. Conflicts of Interest.....	20
23. Involuntary Family Separation.....	20
24. Appeals.....	20
25. Communications.....	20

Exhibit A Minimum Habitability Standards Checklist.....	22
Exhibit B ESG Lead Screening Worksheet.....	27
Exhibit C ESG Lead-Based Paint Documentation Checklist.....	31

# The County of Fresno

## *Emergency Solutions Grants Policy and Procedure Guide*

### **Program Description**

The Emergency Solutions Grants (ESG) program is designed to identify sheltered and un-sheltered homeless persons, as well as those at risk of homelessness, and provide services necessary to help those persons quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

The County of Fresno is the recipient of an annual allocation of ESG funding. Through community input, consultation with the Fresno Madera Continuum of Care, and County Board of Supervisors approval, funding and program priorities are determined. Services are then procured through the County Purchasing standards, which may include releasing a request for proposal for awarding ESG funds to eligible subrecipients (providers).

All funded providers are required to follow federal guidelines in the implementation of ESG programs. ESG Program Policies and Procedures do not replace the regulations contained in 24 CFR Part 576 and subsequent amendments, nor any other applicable Federal, State, or local laws, ordinances or regulations pertaining to the program. The County of Fresno has written the following policies and procedures to facilitate providers in implementing the ESG guidelines as set by the U.S. Department of Housing and Urban Development (HUD).

### **Target Population**

The funds under this program are intended to target two populations of persons facing housing instability: 1) individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it, and 2) individuals and families who are currently in housing but are at risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or assistance to move to another unit.

# **Emergency Solutions Grants Policies and Procedures**

## **1. County Administration of the Program**

The County of Fresno administers the Emergency Solutions Grants Program and will provide updates as needed to this Policy and Procedures Guide. The County must consult with the Continuum of Care (CoC) operating within the jurisdiction in determining how to allocate ESG funds under 24 CFR 576.400(a). Although the County of Fresno may change program requirements from time to time to meet program objectives, all changes will meet ESG guidelines.

## **2. Match Requirement**

The ESG Recipient (County of Fresno) must match grant funds with an equal amount of cash and/or noncash contributions, which may include real property, equipment, materials, or services as required under 24 CF 576.201. The match requirement may be passed down to the County's subrecipients, dependent on the County's ability to acquire the necessary match. The match requirement, if any, will be noted in the subrecipient's contract. The recipient must ensure the laws governing any funds to be used as matching contributions do not prohibit those funds from being used to match Emergency Solutions Grant funds. The matching funds must be provided and documented during a specified contract period.

## **3. Monitoring**

County of Fresno staff will meet with all subrecipients to discuss performance, regulations, and processes; coordinate services; collaboratively exchange best practices; and discuss concerns in administering the program. County staff will conduct on-site or remote monitoring and audits of subrecipients as appropriate to ensure proper administration of the program. Monitoring activities will include reviewing subrecipients financials, compliance with regulations, and participant eligibility. Any negative findings from monitoring activities must be included in the monitoring report to the subrecipient, along with corrective actions to be taken by the subrecipient. Audits will review client files for initial and re-evaluation documentation and records of compliance with ESG regulations. Subrecipients must include the following in all client files based on program activities:

### **Emergency Shelter:**

- HMIS Intake Form
- HMIS Release of Information Form
- Homeless Status Verification Documentation



- Emergency Shelter Documentation
  - Diversion and Rapid Exit ♦ Essential services ♦ Housing-focused services ♦ Housing stability plan / Case notes ♦ Service documentation
- Payment Documentation
- Termination of Assistance (if applicable)

### **Homeless Prevention:**

- HMIS Intake Form
- HMIS Release of Information Form
- Homeless Status Verification Documentation
- Housing Stability Plan Documentation
  - Housing Stability Plan ♦ Case Management Documentation ♦ Rapid Exit Services Provided ♦ Other Service Documentation & Amounts (except as already documented in this section's Rental Assistance Agreement sub-section above; Payments sub-section below; and Financial Assistance in Financial Assistance Section)
- Income Eligibility and Rent Determination
  - Income evaluation form and verification documents
- Habitability Standards
- Lead Based Paint Disclosures
  - Lead Regulations Screening Worksheet must be used for verification of Lead-Based Paint compliance.
  - "Protect Your Family from Lead in Your Home" pamphlet
  - Passed inspection reports, compliance steps completed to ensure safe and decent housing units when children under six living in the unit, lead hazard information and documentation kept by landlords (Staff must review and understand HUDs Lead-Based Paint Disclosure Rule and Safe Housing Rule)
- Residential Lease Agreement (if rental or financial assistance provided)
- Type of Rental Assistance
- Payment Documentation
- Rental Assistance Agreement
- Rent Reasonableness Certification
- VAWA Documentation
  - VAWA Lease Amendment (must be an addendum to the residential lease agreement) ♦ VAWA Notice of Occupancy Rights (HUD 5380 ♦ VAWA Victim Certification Form (HUD 5382) (if applicable) ♦ VAWA Emergency Transfer Request (HUD 5383)
- Financial Assistance Tracking
- Re-evaluation (if applicable)

- Termination of Assistance (if applicable)

### **Rapid Rehousing:**

- HMIS Intake Form
- HMIS Release of Information Form
- Homeless Status Verification Documentation
- Housing Stability Plan and Services Documentation
  - Housing Stability Plan ♦ Related Case Management Documentation ♦ Rapid Exit Services Provided ♦ Other Service Documentation & Amounts (except as already documented in this section's Rental Assistance Agreement sub-section above; Payments sub-section below; and Financial Assistance in Financial Assistance Section)
- Income and Rent Determination Documentation
  - Income evaluation form and verification documents
- Habitability Standards Report
- Lead-Based Paint Disclosures
  - Passed inspection reports, compliance steps completed to ensure safe and decent housing units when children under six living in the unit, lead hazard information and documentation kept by landlords (Staff must review and understand HUDs Lead-Based Paint Disclosure Rule and Safe Housing Rule)
  - Lead Regulations Screening Worksheet must be used for verification of Lead-Based Paint compliance.
  - "Protect Your Family from Lead in Your Home" pamphlet
- Residential Lease Agreement
- Type of Rental Assistance
- Payment Documentation
- Rental Assistance Agreement
- Rent Reasonableness Certification
- VAWA Documentation
  - VAWA Lease Amendment (must be an addendum to the residential lease agreement) ♦ VAWA Notice of Occupancy Rights (HUD 5380) ♦ VAWA Victim Certification Form (HUD 5382) (if applicable) ♦ VAWA Emergency Transfer Request (HUD 5383)
- Financial Assistance Tracking
- Re-Evaluation Report (if applicable)
- Termination of Assistance (if applicable)

### **Street Outreach:**

- HMIS Intake Form

- HMIS Release of Information Form
- Homeless Status Verification Documentation
- Street Outreach Activity Documentation:
  - Housing Stability Plan ♦ Case Management Documentation ♦ Diversion and Rapid Exit Services Provided ♦ Other Service & Assistance Documentation
- Termination of Assistance (if applicable)

All subrecipients will be required to submit monthly, quarterly, and yearly reports to the County to ensure performance measures are being met. Additionally, the County will audit all requests for reimbursement of ESG funds before payments are made to service providers.

#### **4. Subrecipient Administration of ESG**

Each subrecipient must read and follow ESG guidelines as issued by HUD or HCD, and as may be amended from time to time. The procedures contained herein serve to simplify the implementation of HUD or HCD regulation as it relates to the programs administered by the County of Fresno.

Subrecipients will serve the designated populations and provide financial assistance and stabilization services as identified in the budget and scope of work in the County contract. The requirements for implementing ESG activities follow:

- Complete all documentation and recordkeeping as required by the HMIS lead of the Continuum of Care - currently the Housing Authority of the City of Fresno.
- Comply with the ESG contract with the County of Fresno.
- Develop appropriate guidelines specific to the activities being provided and how the program will be administered. These will be provided to the County at minimum, within one quarter of the program start date.
- Adhere to FMCoC standards for Coordinated Entry, HMIS, and member agreements.
- Evaluate individuals and families applying for or receiving assistance using the Coordinated Entry System (CES).

#### **5. County Administration of ESG**

County staff must read and follow ESG guidelines as issued by HUD or HCD, and as may be amended from time to time. The procedures contained herein serve to simplify the HUD regulations for the administration of ESG activities by the County of Fresno.

For all County agreements funded in whole or in part with ESG or ESG-CV funding, an award letter will include the Unique Entity Identifier number of the

subrecipient, as well as the total amount of the ESG award being committed to the subrecipient within the agreement. In addition, the award letter will clearly stipulate which activities ESG funding is being allocated to, including a double billing clause to ensure that subrecipients do not charge goods and services more than once.

To ensure ESG funds are expended for eligible activities and allocable costs under the appropriate awarded budget line item, Fresno County will monitor its draws with internal controls allowing time for invoices to be reviewed by multiple parties to ensure costs are eligible and allowable.

Fresno County will review to ensure there are adequate supporting documentations for all costs charged to ESG grant when requesting for reimbursement. The documentations should clearly show costs that are allowable, allocable, necessary, and reasonable.

The County and its Subrecipients must maintain supporting documentation for all costs charged to the ESG grant. While supporting documentation varies by cost-type, the following must be adhered to, at minimum, for personnel and non-personnel costs:

**Personnel Costs:**

- Timesheets that account for all hours worked during the week, specifically identifying the number of hours worked directly on each project/activity by funding source and are signed by the employee and immediate supervisor.
- Proof of payment (i.e., copy of the cancelled check, or bank statement or Payroll records).
- General ledger that verifies expenditures by project/activity and funding source.

**Non-Personnel Costs:**

- Verification of compliance with procurement requirements (if applicable).
- Invoices, receipts, or purchase orders.
- Proof of payment (i.e., copy of the cancelled check or bank statement).
- General ledger that verifies expenditures by project/activity and funding source.

All Fresno County staff authorizing ESG invoices must complete training regarding allowable costs prior to authorizing invoices. Trainings must be completed annually thereafter to ensure knowledge is current.

Before approving a HUD Drawdown, Finance Accountant will send the approval to the ESG analyst with a copy of the transactions, After the approval from ESG analyst, the Finance Accountant will send to another Finance Accountant to approve the drawdown who is also authorized to access IDIS to double-check and approve the Drawdown. Once approved, The Accountant will send an e-mail to the Treasurer's mailbox indicating the expected funds from HUD. When funds are received, the Treasurer's office will send an e-mail and the Accountant must prepare a deposit for those funds. Once deposit is prepared, the Accountant will

send an e-mail to the Treasurer Mailbox asking to process the deposit (With Deposit ID), CC the ESG Analyst to inform him receipt of funds.

To request for reimbursement for HCD ESG, the ESG Analyst will need to complete a Request for Fund (RFF) form for the period the funds were spent and include supporting documentations. The Analyst will complete a financial report in E-Civis and upload the RFF and supporting documentations to E-Civis for the HCD Grant Administrator to review and approve.

## **6. Eligible Activities**

*Funding may be provided for the following eligible activities:*

### **A. Rapid Re-Housing - Rental Assistance** (An individual or family assisted must qualify according to the “homeless” HUD definition under 24 CFR 576.2.)

Eligible rental assistance includes:

- short-term rental assistance (up to 3 months)
- medium-term rental assistance (up to 24 months)
- one-time payment for up to 6 months of rent in arrears, to include late fees

Eligible costs include rental application fees, security deposits, last month’s rent, utility deposits, utility payments (with a limit of 6 months in utility payment arrears) and moving costs (including storage costs up to 3 months).

### **B. Rapid Re-Housing - Housing Relocation and Stabilization Services** (An individual or family assisted must qualify according to the “homeless” HUD definition under 24 CFR 576.2.)

Eligible services include housing search and placement, housing stability case management mediation, legal services, and credit repair. Eligible services under case management include using the coordinated entry system, initial evaluation, counseling, and coordinating services (for a complete list of eligible case management activities please reference 24 CFR 576.105(b)(2)).

### **C. Homelessness Prevention - Rental Assistance** (An individual or family assisted must qualify according to the “at risk of homelessness” HUD definition under 24 CFR 576.2.)

Eligible rental assistance includes:

- short-term rental assistance (up to 3 months)
- medium-term rental assistance (up to 24 months)
- one-time payment for up to 6 months of rent in arrears, to include late fees

Eligible costs include rental application fees, security deposits, last month’s rent, utility deposits, utility payments (with a limit of 6 months in utility payment arrears) and moving costs (including storage costs up to 3 months).

**D. Homelessness Prevention - Housing Relocation and Stabilization Services**

(An individual or family assisted must qualify according to the “at risk homelessness” HUD definition under 24 CFR 576.2.)

Eligible services include housing search and placement, housing stability case management, mediation, legal services, and credit repair. Eligible services under case management include using the coordinated entry system, initial evaluation, counseling, and coordinating services (for a complete list of eligible case management activities please reference 24 CFR 576.105(b)(2)).

**E. Emergency Shelter** (An individual or family assisted must qualify according to the “homeless” HUD definition under 24 CFR 576.2.)

Eligible emergency shelter costs include costs of providing essential services to homeless families and individuals in emergency shelters, renovating buildings to be used as emergency shelter for homeless families and individuals, and operating emergency shelters as identified in 24 CFR 576.102.

In emergency shelters, established policies exist for admission, diversion, referral, length of stay and discharge by the emergency shelters assisted under ESG. These policies include assessing, prioritizing, and reassessing individuals and families’ needs for essential services related to emergency shelter as indicated in 24 CFR 576.400(e)(3)(iii) & (iv). A maximum of 60% of the total amount of the recipient’s fiscal year grant may be used for street outreach and emergency shelter activities.

**F. Street Outreach** (An individual or family assisted must qualify according to the “homeless” definition under 24 CFR 576.2.)

Eligible street outreach costs include costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility, as further identified in 24 CFR 576.101. Specific eligible costs consist of the following: engagement, case management, emergency health and mental health services, transportation, and services for special populations.

For the purposes of this section, the term “unsheltered homeless people” means individuals and families who qualify as “homeless” found in 24 CFR 576.2(1)(i). Combined Street Outreach and Emergency Shelter expenditures are limited to 60% of the recipient’s fiscal year grant. Property acquisition and new construction are not eligible ESG activities as stated in 24 CFR 576.100 and 24 CFR 576.407(d)(2).

**G. Homeless Management Information System (HMIS)**

All agencies receiving ESG assistance will be required to participate in the local HMIS. All persons served and assisted under ESG must be entered in HMIS or a

comparable database (if a domestic violence or legal services provider), equivalent to HUD's standards on participation, data collection, and reporting. The recipient or subrecipient may use ESG funds to pay the costs of contributing data to the HMIS lead agency designated by the Continuum of Care (equipment, software, staff salary, training, etc.).

## **H. Rental Assistance for Rapid Rehousing and Homelessness Prevention**

***Rent restrictions.*** Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD, and complies with HUD's standard of rent reasonableness (refer to page 16).

For purposes of calculating rent under this section, the rent shall equal the sum of the total monthly rent for the unit, any fees required for occupancy under the lease (other than late fees and pet fees) and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority for the area in which the housing is located.

***Rental assistance agreement.*** The recipient or subrecipient may make rental assistance payments only to an owner with whom the recipient or subrecipient has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the recipient or subrecipient a copy of any notice to the program participant to vacate the housing unit or any complaint used under State or local law to commence an eviction action against the program participant. Each rental assistance agreement that is executed or renewed on or after *December 16, 2016* must include all protections that apply to tenants and applicants, except for the emergency transfer plan requirements. If the housing is not assisted under another "covered housing program", the agreement may provide that the owner's obligations under Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, expire at the end of the rental assistance period.

***Late payments.*** The recipient or subrecipient is solely responsible for paying late payment penalties that it incurs with non-ESG funds.

***Lease.*** Each program participant receiving rental assistance must have a written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. Where the assistance is solely for rental arrears, an oral agreement may be accepted in place of a written lease, if the agreement gives the program participant an enforceable leasehold interest under state law and the agreement and rent owed are sufficiently documented by the owner's financial records, rent ledgers, or canceled checks. Each lease executed on or after December 16, 2016 must include a lease provision or incorporate a lease addendum that includes all requirements that apply to tenants, the owner or lease regarding the protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking.

### ***Tenant-based rental assistance.***

- (1) A program participant who receives tenant-based rental assistance may select a housing unit to live and may move to another unit or building and continue to receive rental assistance, as long as the program participant continues to meet the program requirements.
- (2) The recipient may require that all program participants live within a particular area for the period in which the rental assistance is provided.
- (3) The rental assistance agreement with the owner must terminate and no further rental assistance payments is made if:
  - (a) The program participant moves out of the housing unit for which the program participant has a lease;
  - (b) The lease terminates and is not renewed; or
  - (c) The program participant becomes ineligible to receive ESG rental assistance.

The records must include copies of all leases and rental assistance agreements for the provision of rental assistance, documentation of payments made to owners for the provision of rental assistance, and supporting documentation for these payments, including dates of occupancy by program participants.

## **7. Client Eligibility Verification**

There is a three-step process for determining a client's eligibility, as noted below. Additionally, all subrecipients must evaluate and certify the eligibility of ESG program participants (per the steps below) a minimum of once every three months for all households receiving homelessness prevention assistance, and once annually for households receiving rapid re-housing assistance. The order of priority for obtaining evidence of homeless status is third-party documentation first, intake worker observations second, and certification from the person seeking assistance third.

### **A. FIRST STEP: Homelessness Verification**

To receive assistance under Rapid Re-Housing, Emergency Shelter, or Street Outreach client(s) must be homeless at the time assistance is requested. To receive assistance under Homeless Prevention, client(s) must be at risk of becoming homeless and only rental assistance is necessary to prevent the individual or family from moving into an emergency shelter or other place not meant for human habitation as identified in the ESG regulations. An individual or family must meet the homeless or at risk of homelessness definition as defined by HUD 24 CFR 576.2.

### **B. SECOND STEP: Initial Consultation**



Subrecipients must conduct an initial evaluation to determine if ESG will be beneficial to the client(s) and help them regain stability in permanent housing as quickly as possible. These evaluations must be conducted in accordance with the Fresno Madera Continuum of Care CES PPGs. Documentation to verify the requirements of this section must be in the form of a client intake form. Subrecipients may use their own form and must keep verification of this requirement in each client file.

### **C. THIRD STEP: Income Verification**

Verification of Income below 30% of the Area Median Income. See *Section 9. Income Determination*.

## **8. Documenting Client Eligibility**

All subrecipients must maintain verification of clients' eligibility in each client file as described below.

- (1) Subrecipients are required to ensure that the client does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available, as follows:

*For Rapid Re-Housing and Emergency Shelter/Street Outreach clients:* as needed to obtain other permanent housing.

*For Homelessness Prevention clients:* immediately available to attain housing stability and meets one or more of the conditions under paragraph (1) (iii) of the definition of "at risk of homelessness" in 24 CFR 576.2.

- (2) All subrecipients will ensure that all documentation is obtained and placed in the file in accordance with 24 CFR 576.500 "Recordkeeping and reporting requirements", as required in the regulation for Rapid Re-Housing and/or Homelessness Prevention clients.
- (3) The most reliable evidence that should be used in addressing the documentation required in (1) and (2) above includes, in order of priority:
  - a. Source documents including check stubs, verification of employment, unemployment compensation, bank statement, award letters from Social Security Administration, utility bill showing arrears, health-care bill showing arrears, etc.
  - b. If source documents are unavailable: a written statement by the relevant third party, or a written statement by intake staff of the oral verification by the relevant third party of the required information and written verification by intake staff as to why source documentation could not be obtained.

- c. If source documents AND written third party verification is unobtainable, a written statement by the client or client's intake staff describing the efforts taken to obtain the required evidence AND self-certification by client, identifying the required information needed.

## **9. Income Determination**

All subrecipients are required to determine a client's annual income, to verify that the client is income eligible. To qualify for ESG Homelessness Prevention assistance persons and/or households must earn 30 percent or below the Area Median Income, as set annually by HUD, according to household size. Annual income limits will be provided to each subrecipient, as they are made available by HUD. They can also be found at <https://www.hudexchange.info/resource/5079/esg-income-limits/>. In determining the annual income of an individual or family, the subrecipient must use the standard for calculating anticipated annual income under 24 CFR 5.609.

- (1) Annual income means all amounts, monetary or not, that go to, or are on behalf of, the family head or spouse (even if temporarily absent) or to any other family member 18 years old or older, or all amounts anticipated to be received from a source outside the family, during the 12-month period following admission or annual reexamination effective date.
- (2) All subrecipients must keep income verification documents in a case file, for each client or household.
- (3) All subrecipients must have the client's household documented in the case file to verify the size of the client household and to assist in determining income eligibility.
- (4) Additionally, income or lack thereof should be documented in the client's case file.

## **10. Client's Share of Rent Costs**

The County will enforce a graduated subsidy format for determining each ESG client's share of rental costs. A graduated subsidy will help reduce the destabilizing cliff effect of a deep subsidy suddenly ending. Declining subsidies allow the household to gradually take over the responsibility of paying rent and builds both a cushion and confidence along the way. Each subrecipient shall provide the County with the graduated subsidy scale and methodology to be applied to the funded activity as part of the activity guidelines.

Initial assistance can be as much as 100% of rental assistance, then decreasing monthly, or every other month, in accordance with individual client needs and case plan objectives developed by the client and the subrecipient case manager. Timelines are based on the maximum term of assistance; however, clients should be transitioned

off assistance in as short of a timeframe as is appropriate for them to successfully obtain housing stability.

On a case-by-case basis, subrecipients may be authorized to increase rental assistance only when extenuating circumstances arise for a client. Some of these extenuating circumstances may include, but are not limited to, reunification with a child, loss of employment (income), drop in income, medical emergency/illness, and loss of other resources. In these cases, the subrecipient will verify and document in each file the reasons for increasing financial assistance.

## **11. Program Income**

Program income collected from program participants must be used for ESG eligible activities. Rents and occupancy charges collected from residents of transitional housing may be reserved, in whole or in part, to assist the residents from whom they are collected to move to permanent housing.

## **12. Rent Reasonableness**

Rental assistance paid cannot exceed the actual rental cost, which must comply with HUD's standard of "rent reasonableness". "Rent reasonableness" means that the total rent charged for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess of rents being charged by the owner during the same time period for comparable non-luxury unassisted units. Additionally, rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD, as provided under 24 CFR part 888.

To make this determination, subrecipients should consider (a) the location, quality, size, type, and age of the unit; and (b) any amenities, housing services, maintenance, and utilities to be provided by the owner. Comparable rents can be checked by using a market study, by reviewing comparable units advertised for rent, or with a note from the property owner verifying the comparability of charged rents to other units owned (for example, the landlord would document the rents paid in other units). All subrecipients will need to maintain document in the case file for each client assisted with rent and keep the record in the client file.

## **13. Rental, Security and Utility Payments**

Subrecipients must not make payments directly to program participants, but only to third parties, such as landlords or utility companies. In addition, an assisted property may not be owned by the recipient, subrecipient or the parent, subsidiary, or affiliated organization of the subrecipient.

Subrecipients can only make rental payments and/or security deposits for clients that have a signed lease for their eligible unit. Additionally, the program participant must

be named on the lease.

Please note that financial assistance for persons in a group home-type setting is limited to rent, security deposits, utility deposits, and utility payments. Service fee charges that might be applied at assisted living facilities are not eligible. In addition, if there is another rental subsidy being provided, ESG cannot be used for rent, and if there is a utility subsidy being provided, ESG cannot be used for utilities. If subrecipient incurs late fees due to a late submittal of a rental payment, these cannot be reimbursed by, or paid out of ESG funds.

#### ***14. Habitability Standards***

Subrecipients providing rental assistance with ESG funds will be required to conduct initial and any appropriate follow-up inspections of housing units into which a program participant will be moving. Units should be inspected on an annual basis and upon a change of tenancy. Inspection of each unit must include completion and filing of the Permanent Housing section of attached Exhibit A: ESG Minimum Habitability Standards for Emergency Shelters and Permanent Housing. Subrecipients are to ensure that experienced staff perform all habitability inspections. When ESG funds are used for conversion, major rehabilitation, or other renovation, the building must meet the minimum standards for safety, sanitation, and privacy standards, as applicable. Any emergency shelter that receives assistance for shelter operations must also meet these standards under 24 CR 576.403 and complete the Emergency Shelter section of Exhibit A.

#### ***15. Environmental Review***

ESG activities are subject to environmental reviews under HUD environmental regulations in 24 CFR part 50. The County will work with subrecipients to meet the requirements of 24 CFR part 50 prior to the expenditure of any ESG funds. The subrecipient will provide at a minimum: the address and APN of location where services will be provided and a detailed program description.

#### ***16. Rental Payments in Arrears***

Rental assistance may be used to pay up to six months of rental arrears for eligible program participants. Rental arrears may be paid if the payment enables the program participant to remain in the housing unit for which the arrears are being paid or move to another unit. If ESG funds are used to pay rental arrears, arrears must be included in determining the total period of the program participant's rental assistance. Utility payments may be made for up to 24 months (during any 3-year period) per program participant, per service, including up to six months of utility payments in arrears, per service.

#### ***17. Lead Based Paint Visual Assessment Requirements***

Subrecipients are required to provide a visual assessment of each selected property

for client habitability to ensure that there are no hazards related to Lead Based Paint. Visual assessments can be conducted by a HUD-Certified Visual Assessor under ESG and must meet the requirements as outlined in the Lead-Based Paint Poisoning Prevention Act, as noted in Section VII.F of the Notice. A 20-minute online training course on conducting visual assessments can be found on HUD's website at <http://www.hud.gov/offices/lead/training/visualassessment/h00101.htm>.

After successful completion of the online course, subrecipients will receive a certificate of completion, which qualifies them to conduct the assessments. All subrecipients are required to have at least one staff member qualified to conduct assessments.

Subrecipients are also required to complete and sign the ESG Lead Screening Worksheet, enclosed in Exhibit B, and the ESG Lead-Based Paint Document Checklist, as enclosed in Exhibit C, for each client receiving assistance.

Please note that the last page of the form requires staff signature and date. Subrecipients will ensure that the form is signed and dated properly.

Additionally, subrecipients must ensure compliance with the lead-based paint remediations and disclosures as described in 24 CFR 576.403(a).

## **18. Reporting Requirements**

### HMIS

Subrecipients are required to input client data into HMIS as soon as feasibly possible, and according to the minimum standard set by the FMCoC. County staff will work with the HMIS lead agency to pull data on a monthly basis and will contact subrecipients who have not utilized HMIS as required. This reporting requirement is set forth to facilitate subrecipient's quarter-end reporting process and to assist the County in its reporting to HUD. Subrecipients who fail to meet this requirement will be in default of their agreement, which will trigger a performance review by the County.

### Monthly/Quarterly Reporting

Subrecipients are required to provide a monthly activity report to the County, as noted in the County contract.

## **19. Confidentiality**

Each subrecipient must develop and implement procedures to ensure:

The recipient and its subrecipients must develop and implement written procedures to ensure:

- (i) All records containing personally identifying information (as defined in HUD's standards for participation, data collection, and reporting in a local HMIS) of any

individual or family who applies for and/or receives ESG assistance will be kept secure and confidential;

(ii) The address or location of any domestic violence, dating violence, sexual assault, or stalking shelter project assisted under the ESG will not be made public, except with written authorization of the person responsible for the operation of the shelter; and

(iii) The address or location of any housing of a program participant will not be made public, except as provided under a preexisting privacy policy of the recipient or subrecipient and consistent with state and local laws regarding privacy and obligations of confidentiality.

(2) The confidentiality procedures of the recipient and its subrecipients must be in writing and must be maintained in accordance with this section.

Such procedures must be provided to the County before implementation of the program. All records pertaining to each fiscal year of ESG funds must be retained for the greater of five years or the period specified under 24 CFR576.500(y). Copies made by microfilming, photocopying, or similar methods may be substituted for the original records.

## **20. Termination of Housing Assistance**

A subrecipient may terminate assistance to a program participant who violates program requirements. Subrecipients may resume assistance to a program participant whose assistance was previously terminated. In terminating assistance to a program participant, the subrecipient must follow a formal process that recognizes the rights of individuals receiving assistance to due process of law.

This process, at a minimum, must consist of:

- (1) Written notice to the program participant containing a clear statement of the reasons for termination;
- (2) A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other than the person (or a subordinate of that person) who made or approved the termination decision; and
- (3) Prompt written notice of the final decision to the program participant.

## **21. Non-Discrimination**

No person in the United States shall, on the ground of race, color, religion, national origin, sex, or marital status, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity funded in whole or in part with funds made available through the County's ESG Program, or any program or activity receiving Federal financial assistance.

## **22. Conflicts of Interest**

Conflict of Interest is a real or apparent incompatibility between a person's private interest and his or her public or fiduciary duties. ESG assistance may not be conditioned on an individual's or family's acceptance or occupancy of emergency shelter or housing owned by the recipient, the subrecipient, or a parent or subsidiary of the subrecipient required under 2 CFR 200.318. For the procurement of goods and services, the recipient and its subrecipients must comply with 2 CFR 200.317 and 2 CFR 200.318.

## **23. Involuntary Family Separation**

A child under age 18, must not be denied based on age for any family's admission to an emergency shelter that uses ESG funding or services that provides shelter to families with children under the age of 18 according to 24 CFR 576.102(b). The intent of the involuntary family separation provision in the ESG interim rule is to allow families with children to remain in shelter together if they choose.

## **24. Appeals**

If a subrecipient declines services for a referred applicant, the applicant may appeal, in writing, within sixty (60) days after the occurrence and must clearly state the reasons for the petition. The head of the Agency or the authorized designee must consider all pertinent justification and other material submitted by the person to ensure a fair and full review. However, the official shall not have been directly involved in the action appealed. If the appellant is not satisfied with the response of the subrecipient, it may be presented to the County of Fresno ESG Program Manager within thirty (30) days of the subrecipient's final response. The County will attempt to resolve the grievance within fifteen (15) days. The ruling of the County will be final.

## **25. Communications**

(a) The recipient shall take appropriate steps to ensure effective communication with applicants, beneficiaries, and members of the public.

(1) The recipient shall furnish appropriate auxiliary aids where necessary to afford an individual with handicaps an equal opportunity to participate in, and enjoy the benefits of, a program or activity receiving Federal financial assistance.

(i) In determining what auxiliary aids are necessary, the recipient shall give primary consideration to the requests of the individual with handicaps.

(ii) The recipient is not required to provide individually prescribed devices, readers for personal use or study, or other devices of a personal nature.

(2) Where a recipient communicates with applicants and beneficiaries by telephone, telecommunication devices for deaf persons (TDD's) or equally effective communication systems shall be used.

(b) The recipient shall adopt and implement procedures to ensure that interested persons (including persons with impaired vision or hearing) can obtain information concerning the existence and location of accessible services, activities, and facilities.

(c) This section does not require a recipient to take any action that the recipient can demonstrate would result in a fundamental alteration in the nature of a program or activity or in undue financial and administrative burdens. If an action would result in such an alteration or burdens, the recipient shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that, to the maximum extent possible, individuals with handicaps receive the benefits and services of the program or activity receiving HUD assistance.



## Exhibit A:

# ESG Minimum Habitability Standards for Emergency Shelters and Permanent Housing: Checklists

### About this Tool

The Emergency Solutions Grants (ESG) Program Interim Rule establishes different habitability standards for emergency shelters and for permanent housing (the Rapid Re-housing and Homelessness Prevention components).

#### **Emergency Shelter Standards.**

Emergency shelters that receive ESG funds for renovation or shelter operations must meet the minimum standards for safety, sanitation, and privacy provided in §576.403(b).

In addition, emergency shelters that receive ESG funds for renovation (conversion, major rehabilitation, or other renovation) also must meet state or local government safety and sanitation standards, as applicable.

**Permanent Housing Standards.** The recipient or subrecipient cannot use ESG funds to help a program participant remain in or move into housing that does not meet the minimum habitability standards under §576.403(c). This restriction applies to all activities under the Homelessness Prevention and Rapid Re-housing components.

Recipients and subrecipients must document compliance with the applicable standards. Note that these checklists do not cover the requirements to comply with the Lead-Based Paint requirements at §576.403(a). For more discussion about how and when the standards apply, see ***ESG Minimum Standards for Emergency Shelters and Permanent Housing***, located at <http://OneCPD.info/esg>.

The checklists below offer an optional format for documenting compliance with the appropriate standards. These are intended to:

1. Provide a clear summary of the requirements and an adaptable tool so recipients and subrecipients can formally assess their compliance with HUD requirements, identify and carry out corrective actions, and better prepare for monitoring visits by HUD staff.
2. Provide a tool for a recipient to monitor that its subrecipient is in compliance with HUD requirements. Where non-compliance is identified, the ESG recipient can use this information to require or assist the subrecipient to make necessary changes.

Prior to beginning the review, the subrecipient should organize relevant files and documents to help facilitate their review. For instance, this may include local or state inspection reports (fire-safety, food preparation, building/occupancy, etc.), or policy and procedure documents related to emergency shelter facility maintenance or renovations.

Carefully read each statement and indicate the shelter's or unit's status for each requirement (Approved or Deficient). Add any comments and corrective actions needed in the appropriate box. The reviewer should complete the information about the project, and sign and date the form. This template includes space for an "approving official," if the recipient or subrecipient has designated another authority to approve the review. When the assessment is complete, review it with program staff and develop an action plan for addressing any areas requiring corrective action.

## Minimum Standards for Emergency Shelters

**Instructions:** Place a check mark in the correct column to indicate whether the property is approved or deficient with respect to each standard. A copy of this checklist should be placed in the shelter's files.

Approved	Deficient	Standard (24 CFR part 576.403(b))
		<p>1. <i>Structure and materials:</i></p> <ul style="list-style-type: none"> <li>a. The shelter building is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents.</li> <li>b. Any renovation (including major rehabilitation and conversion) carried out with ESG assistance uses Energy Star and WaterSense products and appliances.</li> </ul>
		<p>2. <i>Access.</i> Where applicable, the shelter is accessible in accordance with:</p> <ul style="list-style-type: none"> <li>a. Section 504 of the Rehabilitation Act (29 U.S.C. 794) and implementing regulations at 24 CFR part 8;</li> <li>b. The Fair Housing Act (42 U.S.C. 3601 et seq.) and implementing regulations at 24 CFR part 100; and</li> <li>c. Title II of the Americans with Disabilities Act (42 U.S.C. 12131 et seq.) and 28 CFR part 35.</li> </ul>
		<p>3. <i>Space and security:</i> Except where the shelter is intended for day use only, the shelter provides each program participant in the shelter with an acceptable place to sleep and adequate space and security for themselves and their belongings.</p>
		<p>4. <i>Interior air quality:</i> Each room or space within the shelter has a natural or mechanical means of ventilation. The interior air is free of pollutants at a level that might threaten or harm the health of residents.</p>
		<p>5. <i>Water Supply:</i> The shelter's water supply is free of contamination.</p>
		<p>6. <i>Sanitary Facilities:</i> Each program participant in the shelter has access to sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.</p>
		<p>7. <i>Thermal environment:</i> The shelter has any necessary heating/cooling facilities in proper operating condition.</p>
		<p>8. <i>Illumination and electricity:</i></p> <ul style="list-style-type: none"> <li>a. The shelter has adequate natural or artificial illumination to permit normal indoor activities and support health and safety.</li> <li>b. There are sufficient electrical sources to permit the safe use of electrical appliances in the shelter.</li> </ul>
		<p>9. <i>Food preparation:</i> Food preparation areas, if any, contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.</p>
		<p>10. <i>Sanitary conditions:</i> The shelter is maintained in a sanitary condition.</p>
		<p>11. <i>Fire safety:</i></p> <ul style="list-style-type: none"> <li>a. There is at least one working smoke detector in each occupied unit of the shelter. Where possible, smoke detectors are located near sleeping areas.</li> <li>b. All public areas of the shelter have at least one working smoke detector.</li> </ul>

		c. The fire alarm system is designed for hearing-impaired residents. d. There is a second means of exiting the building in the event of fire or other emergency.
		12. If ESG funds were used for renovation or conversion, the shelter meets state or local government safety and sanitation standards, as applicable.
		13. Meets additional recipient/subrecipient standards (if any).

## CERTIFICATION STATEMENT

I certify that I have evaluated the property located at the address below to the best of my ability and find the following:

- ☐ Property meets all of the above standards.
- ☐ Property does not meet all of the above standards.

### COMMENTS:

ESG Recipient Name: \_\_\_\_\_

ESG Subrecipient Name (if applicable): \_\_\_\_\_

Emergency Shelter Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Evaluator Signature: \_\_\_\_\_ Date of review: \_\_\_\_\_

Evaluator Name: \_\_\_\_\_

Approving Official Signature (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

Approving Official Name (if applicable): \_\_\_\_\_

Minimum Standards for Permanent Housing		
<b>Instructions:</b> Place a check mark in the correct column to indicate whether the property is approved or deficient with respect to each standard. The property must meet all standards in order to be approved. A copy of this checklist should be placed in the client file.		
Approved	Deficient	<b>Standard</b> <i>(24 CFR part 576.403(c))</i>
		1. <i>Structure and materials:</i> The structure is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents.
		2. <i>Space and security:</i> Each resident is provided adequate space and security for themselves and their belongings. Each resident is provided an acceptable place to sleep.
		3. <i>Interior air quality:</i> Each room or space has a natural or mechanical means of ventilation. The interior air is free of pollutants at a level that might threaten or harm the health of residents.
		4. <i>Water Supply:</i> The water supply is free from contamination.
		5. <i>Sanitary Facilities:</i> Residents have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.
		6. <i>Thermal environment:</i> The housing has any necessary heating/cooling facilities in proper operating condition.
		7. <i>Illumination and electricity:</i> The structure has adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There are sufficient electrical sources to permit the safe use of electrical appliances in the structure.
		8. <i>Food preparation:</i> All food preparation areas contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.
		9. <i>Sanitary condition:</i> The housing is maintained in sanitary condition.
		10. <i>Fire safety:</i>
		a. There is a second means of exiting the building in the event of fire or other emergency.  b. The unit includes at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors are located, to the extent practicable, in a hallway adjacent to a bedroom.  c. If the unit is occupied by hearing-impaired persons, smoke detectors have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person.  d. The public areas are equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, day care centers, hallways, stairwells, and other common areas.
		11. Meets additional recipient/subrecipient standards (if any).

## CERTIFICATION STATEMENT

I certify that I have evaluated the property located at the address below to the best of my ability and find the following:

- ☐ Property meets all of the above standards.
- ☐ Property does not meet all of the above standards.

### COMMENTS:

ESG Recipient Name: \_\_\_\_\_

ESG Subrecipient Name: \_\_\_\_\_

Program Participant Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Apartment: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Evaluator Signature: \_\_\_\_\_ Date of review: \_\_\_\_\_

Evaluator Name: \_\_\_\_\_

Approving Official Signature (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

Approving Official Name (if applicable): \_\_\_\_\_

## Exhibit B

### ESG Lead Screening Worksheet

#### About this Tool

The *ESG Lead Screening Worksheet* is intended to guide recipients through the lead-based paint inspection process to ensure compliance with the rule. ESG staff can use this worksheet to document any exemptions that may apply, whether any potential hazards have been identified, and if safe work practices and clearance are required and used. A copy of the completed worksheet along with any additional documentation should be kept in each program participant's case file.

### Instructions

To prevent lead poisoning in young children, ESG recipients must comply with the Lead-Based Paint Poisoning Prevention Act of 1973 and its applicable regulations found at 24 CFR 35, Parts A, B, M, and R. Under certain circumstances, a visual assessment of the unit is not required. This screening worksheet will help program staff determine whether a unit is subject to a visual assessment, and if so, how to proceed. A copy of the completed worksheet along with any related documentation should be kept in each program participant's file.

Note: ALL pre-1978 properties are subject to the disclosure requirements outlined in 24 CFR 35, Part A, regardless of whether they are exempt from the visual assessment requirements.

#### Basic Information

Name of Participant:

Address:

Unit Number:

City:

State:

Zip:

ESG Program Staff:

### Part 1: Determine Whether the Unit is Subject to a Visual Assessment

If the answer to one or both of the following questions is 'no,' a visual assessment is not triggered for this unit and no further action is required at this time. Place this screening worksheet and related documentation in the program participant's file.

If the answer to both of these questions is 'yes,' then a visual assessment is triggered for this unit and program staff should continue to Part 2.

1. Was the leased property constructed before 1978?

☐ Yes  
☐ No

2. Will a child under the age of six be living in the unit occupied by the household receiving ESG assistance?

☐ Yes  
☐ No

## Part 2: Document Additional Exemptions

If the answer to any of the following questions is 'yes,' the property is exempt from the visual assessment requirement and no further action is needed at this point. Place this screening sheet and supporting documentation for each exemption in the program participant's file.

If the answer to all of these questions is 'no,' then continue to Part 3 to determine whether deteriorated paint is present.

1. Is it a zero-bedroom or SRO-sized unit?

☐ Yes  
☐ No

2. Has X-ray or laboratory testing of all painted surfaces by certified personnel been conducted in accordance with HUD regulations and the unit is officially certified to not contain lead-based paint?

☐ Yes  
☐ No

3. Has this property had all lead-based paint identified and removed in accordance with HUD regulations?

☐ Yes  
☐ No

4. Is the client receiving Federal assistance from another program, where the unit has already undergone (and passed) a visual assessment within the past 12 months (e.g., if the client has a Section 8 voucher and is receiving ESG assistance for a security deposit or arrears)?

☐ Yes (Obtain documentation for the case file.)  
☐ No

5. Does the property meet any of the other exemptions described in 24 CFR Part 35.115(a).

☐ Yes  
☐ No

Please describe the exemption and provide appropriate documentation of the exemption.

## Part 3: Determine the Presence of Deteriorated Paint

To determine whether there are any identified problems with paint surfaces, program staff should conduct a visual assessment prior to providing ESG financial assistance to the unit as outlined in the following training on HUD's website at:

<http://www.hud.gov/offices/lead/training/visualassessment/h00101.htm>. If no problems with paint surfaces are identified during the visual assessment, then no further action is required at this time. Place this screening sheet and Lead-Based Paint Visual Assessment Certification Form in the program participant's file. If any problems with paint surfaces are identified during the visual assessment, then continue to Part 4 to determine whether safe work practices and clearance are required.

1. Has a visual assessment of the unit been conducted?

☐ Yes  
☐ No

2. Were any problems with paint surfaces identified in the unit during the visual assessment?

☐ Yes

☐ No (Complete Lead-Based Paint Visual Assessment Certification Form)

## **Part 4: Document the level of identified problems**

All deteriorated paint identified during the visual assessment must be repaired prior to clearing the unit for assistance. However, if the area of paint to be stabilized exceeds the de minimus levels (defined below), the use of lead safe work practices and clearance is required.

If deteriorating paint exists but the area of paint to be stabilized does not exceed these levels, then the paint must be repaired prior to clearing the unit for assistance, but safe work practices and clearance are not required.

1. Does the area of paint to be stabilized exceed any of the de minimus levels below?

• 20 square feet on exterior surfaces ☐ Yes ☐ No

• 2 square feet in any one interior room or space ☐ Yes ☐ No

• 10 percent of the total surface area on an interior or exterior component with a small surface area, like window sills, baseboards, and trim ☐ Yes ☐ No

If *any* of the above are 'yes,' then safe work practices and clearance are required prior to clearing the unit for assistance.

## **Part 5: Confirm all identified deteriorated paint has been stabilized**

Program staff should work with property owners/managers to ensure that all deteriorated paint identified during the visual assessment has been stabilized. If the area of paint to be stabilized does not exceed the de minimus level, safe work practices and a clearance exam are not required (though safe work practices are always recommended). In these cases, the ESG program staff should confirm that the identified deteriorated paint has been repaired by conducting a follow-up assessment.

If the area of paint to be stabilized exceeds the de minimus level, program staff should ensure that the clearance inspection is conducted by an independent certified lead professional. A certified lead professional may go by various titles, including a certified paint inspector, risk assessor, or sampling/clearance technician. Note: the same firm that is repairing the deteriorated paint cannot conduct the clearance inspection.

1. Has a follow-up visual assessment of the unit been conducted?

☐ Yes

☐ No

2. Have all identified problems with the paint surfaces been repaired?

☐ Yes

☐ No

3. Were all identified problems with paint surfaces repaired using safe work practices?



☐ Yes

☐ No

☐ Not Applicable – The area of paint to be stabilized did not exceed the de minimus levels.

3. Did an independent, certified lead professional conduct a clearance exam?

☐ Yes

☐ No

☐ Not Applicable – The area of paint to be stabilized did not exceed the de minimus levels.

4. Did the unit pass the clearance exam?

☐ Yes

☐ No

☐ Not Applicable – The area of paint to be stabilized did not exceed the de minimus levels.

Note: A copy of the clearance report should be placed in the program participant's file.

**LEAD-BASED PAINT VISUAL ASSESSMENT CERTIFICATION**

I, \_\_\_\_\_, CERTIFY THE FOLLOWING:  
(PRINT NAME)

- I have completed HUD's online visual assessment training and am a HUD-certified visual assessor.
- I conducted a visual assessment at \_\_\_\_\_ on  
(PROPERTY ADDRESS AND UNIT NUMBER)

\_\_\_\_\_.  
(DATE OF ASSESSMENT)

- No problems with paint surfaces were identified in the unit or in the building's common areas.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

## Exhibit C

### ESG Lead-Based Paint Document Checklist

#### About this Tool

The following checklist provides ESG recipients with an overview of common documents that can be used to verify compliance with the Lead-Based Paint Poisoning Prevention Act. Note that this checklist does not cover all of the documentation that providers would want to include in all instances. For example, additional documentation may be required if the property is found to meet exemptions listed under Part 2 of the Lead Screening Worksheet.

Document Name	Purpose	✓
Application	Documents age of children	
Screenshot of property record from online tax database	Documents age of property	
Lead Screening Worksheet	Documents exemptions (additional documentation will vary based on exemption)	
Lead-Based Paint Visual Assessment Certification	Documents that a visual assessment was conducted and problems with paint surfaces were not identified	
Owner Certification (if applicable)	Documents owner certification that any identified problems with paint surfaces have been repaired and that safe work practices were followed, as applicable	
Clearance Report (if applicable)	Documents that unit passed clearance	
Documentation of ongoing maintenance activities: <ul style="list-style-type: none"> <li>Visual Assessment Certification Forms</li> <li>Clearance report from each maintenance job involving painted surfaces above the de minimus threshold</li> <li>Notice of lead hazard reduction for each maintenance job involving painted surfaces</li> </ul>	Documents that a visual assessment is performed at least annually during the assistance period and that any deteriorated paint was appropriately addressed (including clearance and notice of lead hazard reduction)	
Documentation of response to EIBLL child: <ul style="list-style-type: none"> <li>Copies of risk assessment</li> <li>Abatement or clearance report</li> <li>Relocation documents</li> <li>Correspondence with health department</li> </ul>	Documents that if an EIBLL child was identified in the unit, the situation was addressed in accordance with the Lead Safe Housing Rule.	

# COMPREHENSIVE HOUSING MARKET ANALYSIS

## Fresno, California

**U.S. Department of Housing and Urban Development,**  
Office of Policy Development and Research

As of January 1, 2023



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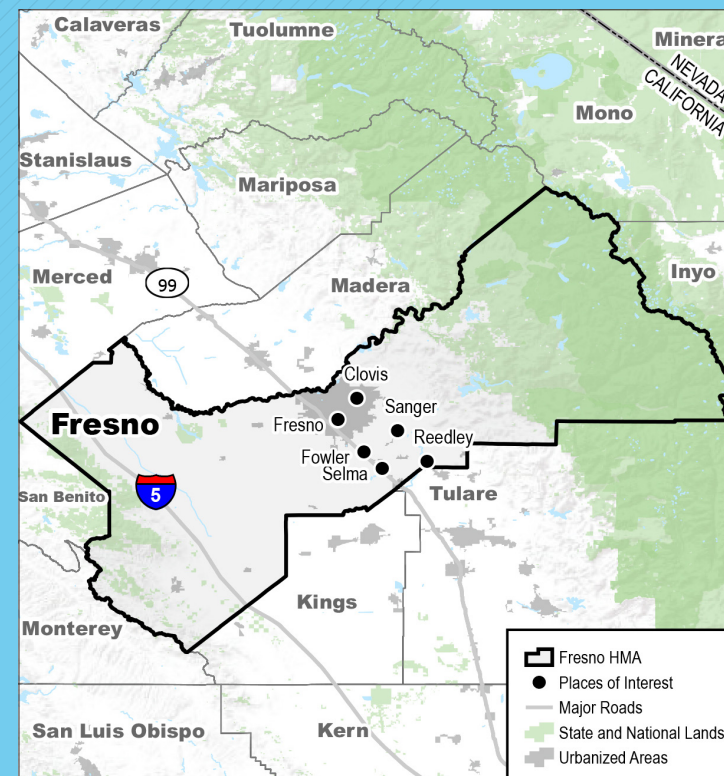


# Executive Summary

## Housing Market Area Description

The Fresno Housing Market Area (hereafter, Fresno HMA) is coterminous with the metropolitan area of the same name and includes Fresno County. The HMA is the largest metropolitan area in the San Joaquin Valley, south of Sacramento, and includes portions of Kings Canyon National Park and the Giant Sequoia National Monument. The HMA is the largest producer of almonds and raisins in the nation, with approximately 50 percent of land in the HMA used as farmland.

The current population of the HMA is estimated at 1.02 million.



## Tools and Resources

Find interim updates for this metropolitan area, and select geographies nationally, at PD&R's [Market-at-a-Glance tool](#).

Additional data for the HMA can be found in this report's [supplemental tables](#).

For information on HUD-supported activity in this area, see the [Community Assessment Reporting Tool](#).

## Market Qualifiers

### Economy



**Strong:** During the fourth quarter of 2022, payrolls grew 3.0 percent year over year.

During 2022, nonfarm payrolls in the Fresno HMA rose 4.7 percent, or by 16,700 jobs, to 374,500 compared with 2021, when payrolls grew 3.1 percent, or by 10,600 jobs, and the HMA has recovered the jobs lost from the downturn in early 2020. Ten of the 11 payroll sectors contributed to job growth during the past year, led by an increase of 4,900 jobs, or 6.5 percent, in the education and health services sector. The unemployment rate decreased from 9.2 to 6.3 percent during the same period because growth in resident employment outpaced gains in the labor force. Nonfarm payrolls are expected to continue increasing during the 3-year forecast period at an average annual rate of 2.0 percent.

### Sales Market



**Slightly Tight but Easing:** The HMA had a 2.2-month supply of homes for sale during December 2022, up from a 0.8-month supply during December 2021 (Redfin, a national real estate brokerage).

The sales vacancy rate in the HMA is estimated at 1.2 percent as of January 1, 2023, down from 2.4 percent in April 2010. Total home sales prices increased 8 percent to an average of \$420,400 during 2022, following an increase of 18 percent during the previous year (CoreLogic, Inc., with adjustments by the analyst). Due to the limited inventory of homes for sale, increasing home prices, and rising interest rates, the number of home sales fell 21 percent to 12,050 homes in 2022 after rising 14 percent in 2021. During the next 3 years, demand is expected for 7,275 new homes. The 700 homes under construction are expected to meet a portion of that demand during the first year of the forecast period.

### Rental Market



**Slightly Tight:** The rental vacancy rate is currently estimated at 3.7 percent, a decline from 7.0 percent in April 2010, when conditions were soft.

Conditions in the apartment market are also slightly tight. Despite a year-over-year increase, vacancy rates remain generally low, and rent growth is moderating. As of the fourth quarter of 2022, the apartment vacancy rate was 3.6 percent, up from 2.1 percent as of the fourth quarter of 2021 (CoStar Group). During the same period, the average monthly rent increased 5 percent to \$1,337, following annual rent growth of 11 percent as of the fourth quarter of 2021. During the 3-year forecast period, demand is expected for 2,350 rental units. The 750 units under construction will meet most of the demand during the first year of the forecast period.

## TABLE OF CONTENTS

Economic Conditions 4

Population and Households 10

Home Sales Market 13

Rental Market 18

Terminology Definitions and Notes 21

### 3-Year Housing Demand Forecast

Fresno HMA	Sales Units		Rental Units	
	Total Demand	7,275	2,350	
	Under Construction	700	750	

Notes: Total demand represents the estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of January 1, 2023. The forecast period is January 1, 2023, to January 1, 2026.

Source: Estimates by the analyst



## Economic Conditions

### Largest Sector: Education and Health Services

The education and health services sector has accounted for 45 percent of all nonfarm payroll growth since 2000 and, as a share of nonfarm payrolls, is 5 percentage points larger than the share nationwide.

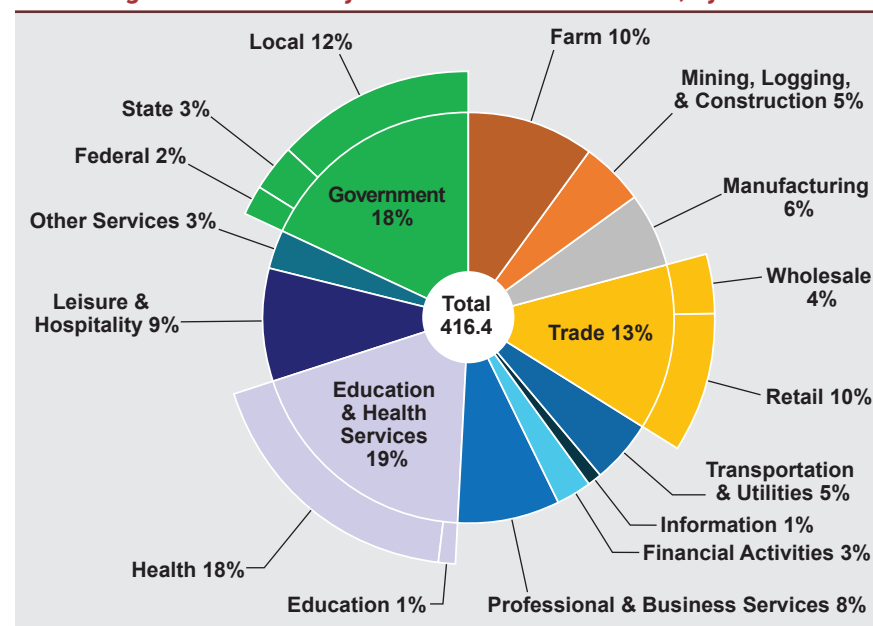
### Primary Local Economic Factors

The Fresno HMA is at the center of the San Joaquin Valley, one of the most productive agricultural regions in the United States. During 2021, total agricultural output in the HMA was approximately \$8.09 billion, up 1.5 percent from the previous year (2021 Fresno County Crop Report). Almonds are the most economically significant crop in the HMA. The harvest in 2021 was worth \$1.44 billion, representing approximately 25 percent of national almond production. Although agriculture remains a significant portion of the local economy, the number of farm payrolls has declined since 2013 (California Economic Development Department), and jobs in the service-providing sectors have accounted for approximately 85 percent of nonfarm payroll job growth.

The HMA is the most populous metropolitan area in the San Joaquin Valley and, as such, has become a regional center for healthcare services. The education and health services sector is the largest economic sector in the HMA and includes 5 of the 10 largest employers in the HMA (Figure 1; Table 1). Approximately 95 percent of payrolls in the sector are in the healthcare and social assistance subsector. Since 2000, the sector has led payroll growth in the HMA, in both numerical and percentage terms, and has added jobs every year except 2020.

The HMA has lower average wages and higher poverty rates than both California and the nation. The median annual earnings for full-time workers in the HMA was \$48,129 compared with \$61,909 and \$53,888 in California and the nation, respectively (2021 American Community Survey [ACS] data). Approximately 19.5 percent of the population of the HMA lives in a household

**Figure 1. Share of Payroll Jobs in the Fresno HMA, by Sector**



Notes: Total payroll is in thousands. Percentages may not add to 100 percent due to rounding. Based on 12-month averages through December 2022.

Sources: U.S. Bureau of Labor Statistics; California Employment Development Department

**Table 1. Major Employers in the Fresno HMA**

Name of Employer	Payroll Sector	Number of Employees
Community Health Systems, Inc.	Education & Health Services	9,000
Adventist Health	Education & Health Services	3,225
Saint Agnes Medical Center	Education & Health Services	2,900
Kaiser Permanente	Education & Health Services	2,875
Department of State Hospitals-Coalinga	Government	2,825
Amazon.com, Inc.	Wholesale & Retail Trade	2,500
Pitman Family Farms	Farm	2,200
California State University, Fresno	Government	2,125
Producers Dairy Foods, Inc.	Farm	800
Santé Health System	Education & Health Services	780

Note: Excludes local school districts and governments.

Sources: *The Business Journal*; estimates by the analyst

with an income below the poverty level compared with 12.3 percent in California and 12.8 percent in the nation. The percentage of the population living in poverty has declined by 7.3 percentage points since 2010, however—more than twice as much as either the state or nation. Following the onset of the COVID-19 pandemic in early 2020, wage growth has been strong. From 2020 through 2022, median weekly earnings have increased an average of 7 percent annually compared with 5 percent in California and the nation.

## Current Conditions— Nonfarm Payrolls

Total nonfarm payrolls in the HMA averaged 374,500 jobs during 2022, up by 16,700 jobs, or 4.7 percent, from the preceding year, when the number of jobs increased by 10,600, or 3.1 percent (Table 2). Nonfarm payrolls are currently 3.1 percent higher than in 2019, before the number of jobs decreased by 16,200, or 4.5 percent, because of the pandemic-related downturn in 2020 (Figure 2). Despite recent strong growth in nonfarm payrolls, five nonfarm payroll sectors—the information, the financial activities, the professional and business services, the leisure and hospitality, and the government sectors—had fewer jobs in 2022 than in 2019 (Figure 3).

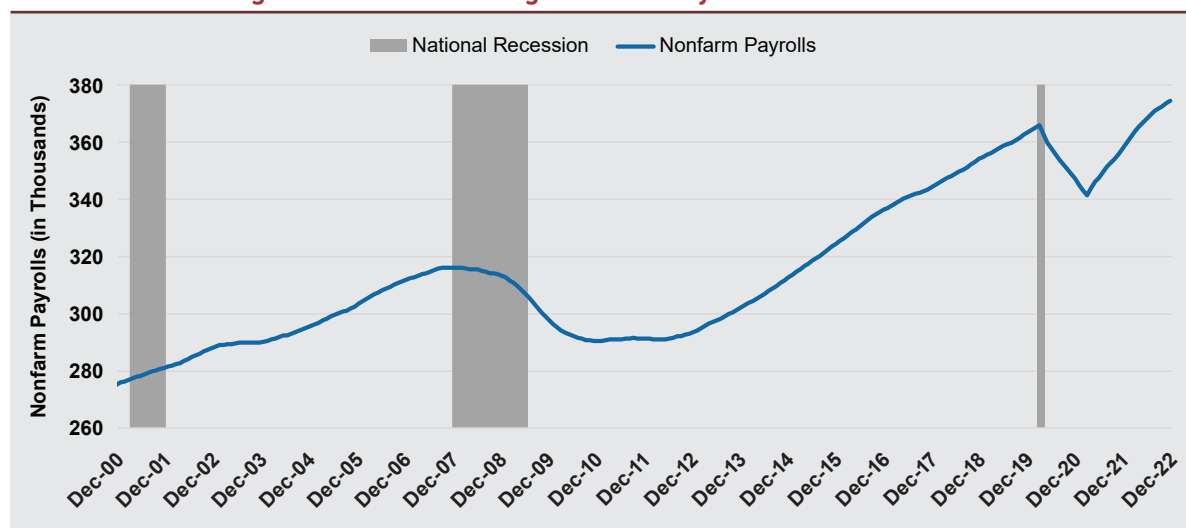
Growth across all sectors except the financial activities sector supported gains in nonfarm payrolls during the past year. The education and health services sector added the largest number of jobs, increasing by 4,900 jobs, or

**Table 2. 12-Month Average Payroll Jobs (1,000s) in the Fresno HMA, by Sector**

	2021	2022	Absolute Change	Percentage Change
<b>Total Payroll Jobs</b>	<b>398.1</b>	<b>416.4</b>	<b>18.3</b>	<b>4.6</b>
<b>Total Farm Payroll Jobs</b>	<b>40.3</b>	<b>41.9</b>	<b>1.6</b>	<b>4.0</b>
<b>Total Nonfarm Payroll Jobs</b>	<b>357.8</b>	<b>374.5</b>	<b>16.7</b>	<b>4.7</b>
<b>Goods-Producing Sectors</b>	<b>46.4</b>	<b>47.6</b>	<b>1.2</b>	<b>2.6</b>
Mining, Logging, & Construction	20.1	20.9	0.8	4.0
Manufacturing	26.3	26.7	0.4	1.5
<b>Service-Providing Sectors</b>	<b>311.4</b>	<b>326.9</b>	<b>15.5</b>	<b>5.0</b>
Wholesale & Retail Trade	53.8	55.6	1.8	3.3
Transportation & Utilities	19.4	20.6	1.2	6.2
Information	3.0	3.2	0.2	6.7
Financial Activities	13.1	12.9	-0.2	-1.5
Professional & Business Services	32.1	33.2	1.1	3.4
Education & Health Services	75.1	80.0	4.9	6.5
Leisure & Hospitality	32.5	35.6	3.1	9.5
Other Services	11.7	12.6	0.9	7.7
Government	70.8	73.1	2.3	3.2

Notes: Based on 12-month averages through December 2021 and December 2022. Numbers may not add to totals due to rounding. Data are in thousands.  
Sources: U.S. Bureau of Labor Statistics; California Employment Development Department

**Figure 2. 12-Month Average Nonfarm Payrolls in the Fresno HMA**



Note: 12-month moving average.  
Sources: U.S. Bureau of Labor Statistics; National Bureau of Economic Research

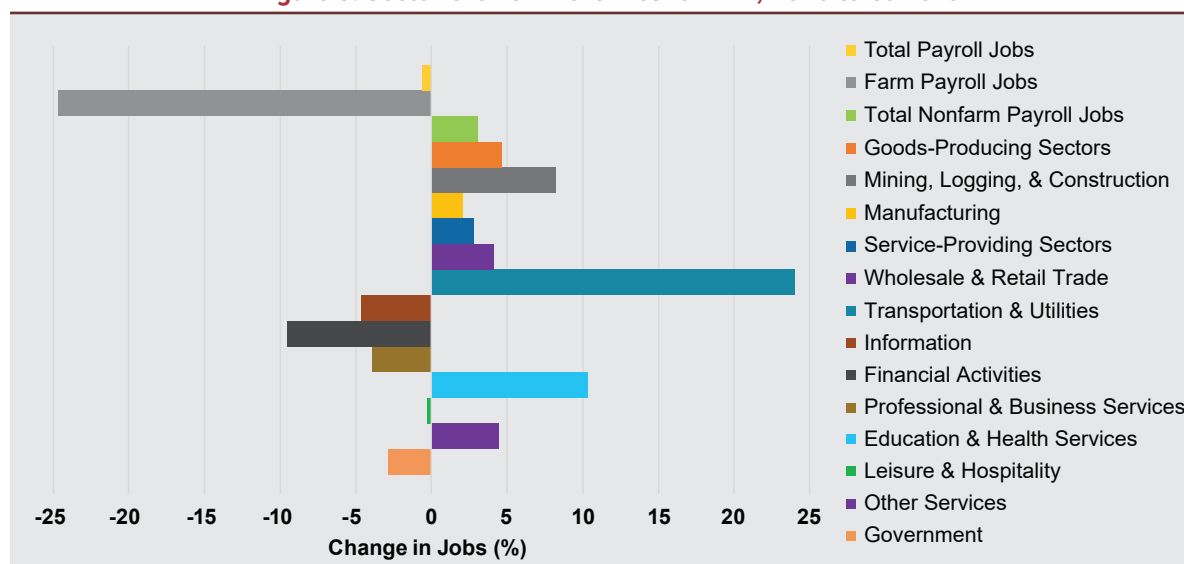


6.5 percent, following growth of 3,400, or 4.7 percent, during 2021. United Health Centers and Kaiser Permanente opened new health centers during the past 2 years, and the largest employer in the area, Community Health Systems, Inc., is estimated to have expanded by approximately 1,000 employees since 2019. Payrolls in the education and health services sector are now 10.3 percent above the level during 2019, more than any other sector except the transportation and utilities sector.

During 2022, the leisure and hospitality sector grew the most on a percentage basis, expanding 9.5 percent, or by 3,100 jobs, to 35,600 jobs, following growth of 12.8 percent, or by 3,700 jobs, during 2021. Despite rapid growth during the past 2 years, the number of jobs in the sector is still relatively unchanged compared with the number of sector payrolls during 2019 because 6,900 jobs were lost in 2020 as a result of public health measures to combat COVID-19, more than twice as many as any other economic sector. Rising wages and a tight labor market have limited job growth because of the reliance of the sector on relatively lower wage workers.

The government sector added 2,300 jobs, or 3.2 percent, during 2022 to 80,000 jobs, following average annual job losses of 2,200 jobs, or 3.0 percent, during 2020 and 2021. Nearly all job gains during 2022 were in the local government sector, with most job growth attributable to increased school staffing. Despite

**Figure 3. Sector Growth in the Fresno HMA, 2020 to Current**



Note: The current date is January 1, 2023.

Sources: U.S. Bureau of Labor Statistics; California Employment Development Department

government job growth during the past year, the number of government payrolls remains 2,200 below pre-COVID-19 levels, a larger shortfall than in any other economic sector.

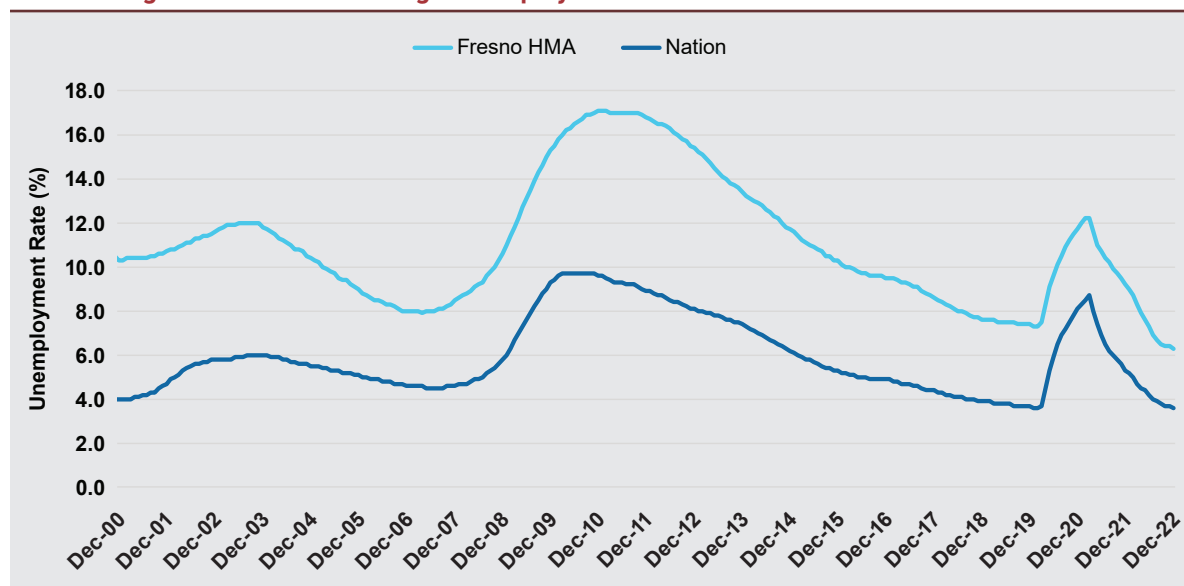
The transportation and utilities sector is the only economic sector that added jobs during each of the past 3 years, including 2020, at the peak of the COVID-19 pandemic. During 2022, the sector expanded 6.2 percent, or by 1,200 jobs, to 20,600 jobs, following average annual growth of 8.1 percent, or 1,400 jobs, from 2020 through 2021. Strong growth in e-commerce supported job growth in this sector after the onset of the COVID-19 pandemic. From 2020 through 2022, fourth quarter e-commerce sales increased an average of 21 percent annually compared with 8-percent annual growth in sales at brick-and-mortar stores (U.S. Census Bureau Quarterly Retail E-Commerce Sales Report). The number of transportation and utilities payrolls is now 24 percent above prepandemic levels, a percentage increase more than twice as large as any other economic sector.

## Current Conditions—Unemployment

The unemployment rate in the HMA was 6.3 percent during 2022, down from 9.2 percent in 2021 (Figure 4), because the 5.4-percent growth in resident employment outpaced the 2.2-percent expansion in the labor

force. The unemployment rate reached a high of 11.7 percent in 2020 because of the COVID-19-related economic downturn. The unemployment rate in the HMA was higher than statewide and national unemployment rates of 4.2 and 3.6 percent, respectively, in 2022. The large share of workers employed in seasonal farmwork, which often includes frequent periods of unemployment, is the primary cause of the elevated unemployment rate in the HMA. Although the unemployment rate in the HMA is much higher than the national average, unemployment in the HMA is currently lower than at any point since 1990. In addition to strong job growth since 2020, the HMA workforce shifting away from farmwork to the service-providing sectors also influenced the decline in the unemployment rate.

**Figure 4. 12-Month Average Unemployment Rate in the Fresno HMA and the Nation**



Note: Based on the 12-month moving average.

Source: U.S. Bureau of Labor Statistics

## Economic Periods of Significance

### Expansion: 2000 Through 2006

The HMA entered the 21st century with strong job growth, despite a national recession in the early 2000s. From 2001 through 2006, nonfarm payrolls increased by an average of 6,000 jobs, or 2.1 percent, annually. During this period, job growth was fastest in the mining, logging, and construction sector, which added an average of 1,300 jobs, or 7.1 percent, annually because of elevated levels of residential and commercial construction. Growth in the service-providing

sectors was also strong from 2001 through 2006, with average annual increases of 4,700 jobs, or 1.9 percent. The education and health services sector added the most jobs—an average of 1,800 jobs, or 4.5 percent, annually during this period.

### The Great Recession and Local Economic Downturn: 2007 Through 2010

Economic growth in the HMA slowed to an increase of 4,300 payrolls, or 1.4 percent, in 2007 because reduced construction levels led to a decline in the mining, logging, and construction sector of 2,200 jobs, or 9.4 percent. From 2008 through 2010, economic conditions in the HMA sharply deteriorated, with nonfarm payrolls decreasing by an average of 8,500 jobs, or 2.8 percent, annually. By comparison, nonfarm payrolls in the nation declined an average of 1.8 percent annually from 2008 through 2010. Job losses in the HMA during this period were widespread, with every economic sector except the education and health services and the transportation and utilities sectors losing jobs. The most severe job losses occurred in the goods-producing sectors of mining, logging, and construction and manufacturing, which

decreased annually by 3,000 and 1,300 jobs, or 16.8 and 5.0 percent, respectively. The wholesale and retail trade sector had the largest job losses of the service-providing sectors, declining by an average of 1,800 jobs, or 3.8 percent, annually.

### Economic Recovery and Expansion: 2011 Through 2019

The economy of the HMA stabilized in 2011 and 2012, adding an average of 1,600 jobs, or 0.5 percent, annually. The wholesale and retail trade sector led the recovery, adding an average of 1,100 jobs, or 2.5 percent, annually. Decreased tax revenue due to the Great Recession contributed to government payrolls declining an average of 1,500 jobs, or 2.3 percent, annually during this period. The manufacturing sector continued to decline at a rate of 200 jobs, or 0.8 percent, annually.

Job growth accelerated after 2012, with payrolls increasing by an average of 10,000 jobs, or 3.1 percent, annually from 2013 through 2019. Increased residential and commercial construction during this period led to job growth in the mining, logging, and construction sector of 1,000 jobs, or 6.5 percent, annually, more than any other sector in percentage terms. The education and health services sector led overall job growth, adding an average of 2,800 jobs, or 4.6 percent, annually, followed by government sector payroll growth of 1,600 jobs, or 2.3 percent, annually. Community Health Systems, Inc.,

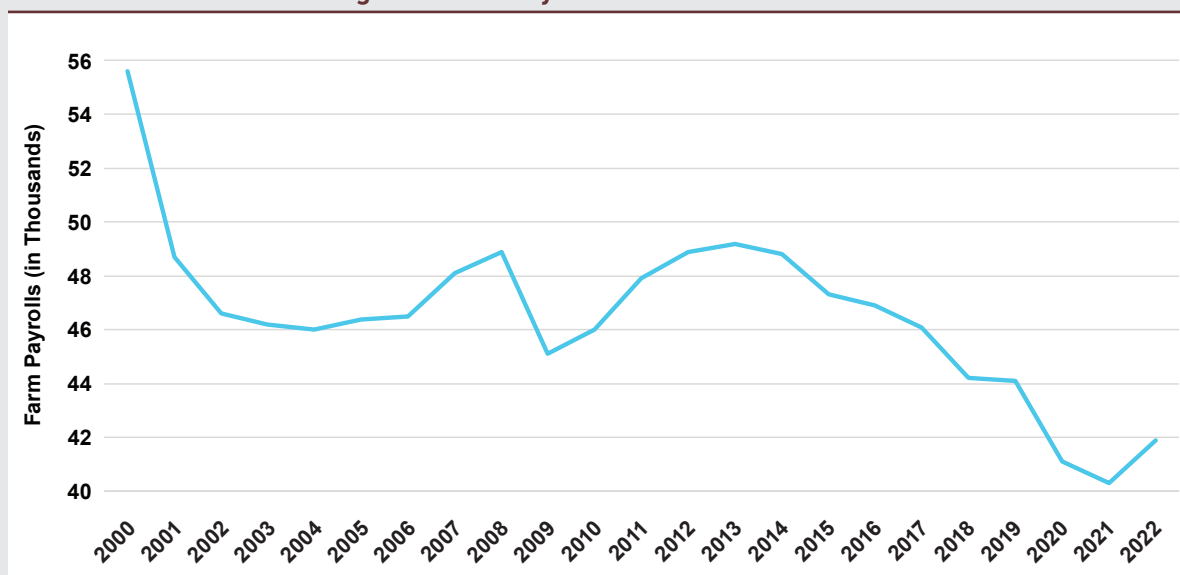
the largest employer in the HMA, opened a downtown Fresno campus and significantly expanded their Clovis hospital and behavior health center during this period, adding approximately 2,000 jobs.

## Industries of Significance

### Agriculture

Based on the dollar value of crops produced, agricultural production in the HMA has consistently increased since 2000, growing at an average annual rate of 6.1 percent from 2000 to 2010 and 2.8 percent from 2010 to 2021. Despite increased production, however, the number of agricultural jobs remains below 2000 levels (Figure 5). Farm payrolls declined every year from 2014 through 2021 at an average annual rate of 1,100 jobs, or 2.4 percent, annually. Several factors have contributed to the declining number of farm jobs in the HMA. The total volume of land used for agricultural purposes has consistently declined since 2000, falling 5 percent between 2012 and 2017 (U.S. Department of Agriculture Census of Agriculture). In addition, farmers have shifted cultivation to favor crops like almonds and macadamia nuts that can be mechanically harvested, reducing the need for farmworkers. During

Figure 5. Farm Payroll Jobs in the Fresno HMA



Note: Data are in thousands.

Source: California Employment Development Department

2022, the number of agricultural jobs increased by 1,600, or 4.0 percent, to 41,900 jobs, but it is still 2,200 jobs, or 5.0 percent, below the number of jobs in 2019. A tight labor market and rising wages have made it more difficult for farmers to compete for workers, hampering recovery in this sector.

### E-Commerce and Logistics

The HMA became a regional location for e-commerce fulfillment and distribution centers in the past 5 years. Firms are attracted to the HMA

because of its relative proximity to coastal California, but with lower land and labor costs. Most of these jobs are included in the transportation and utilities sector, which includes jobs at warehouses, distribution centers, and parcel delivery services. From 2016 through 2021, the transportation and utilities sector increased by 1,200 jobs, or 7.9 percent, annually. During this period, Amazon.com, Inc., Ulta Beauty, Inc., and The Gap, Inc. opened distribution centers in the HMA that employ approximately 2,500, 640, and 500 people, respectively.

### Forecast

During the 3-year forecast period, the economy of the HMA is expected to expand, with nonfarm payrolls increasing an average of 2.0 percent annually. The education and health services sector is expected to continue to be the largest source of job growth in the HMA, with the \$430 million, 144-bed expansion of Clovis Community Medical Center, part of Community Health Systems, Inc., contributing to job growth. Likewise, the e-commerce and

logistics industry is also expected to continue to grow. Amazon.com, Inc. opened a new distribution center in late 2022, which is expected to expand Amazon's presence in the HMA by 500 employees. Fancher Creek Town Center, a mixed-use retail and housing development, is under construction in southeast Fresno and is expected to open in early 2024. This development will support job growth in the mining, logging, and construction sector in the short term and the trade sector in the longer term.

# Population and Households

Current Population: 1.02 Million

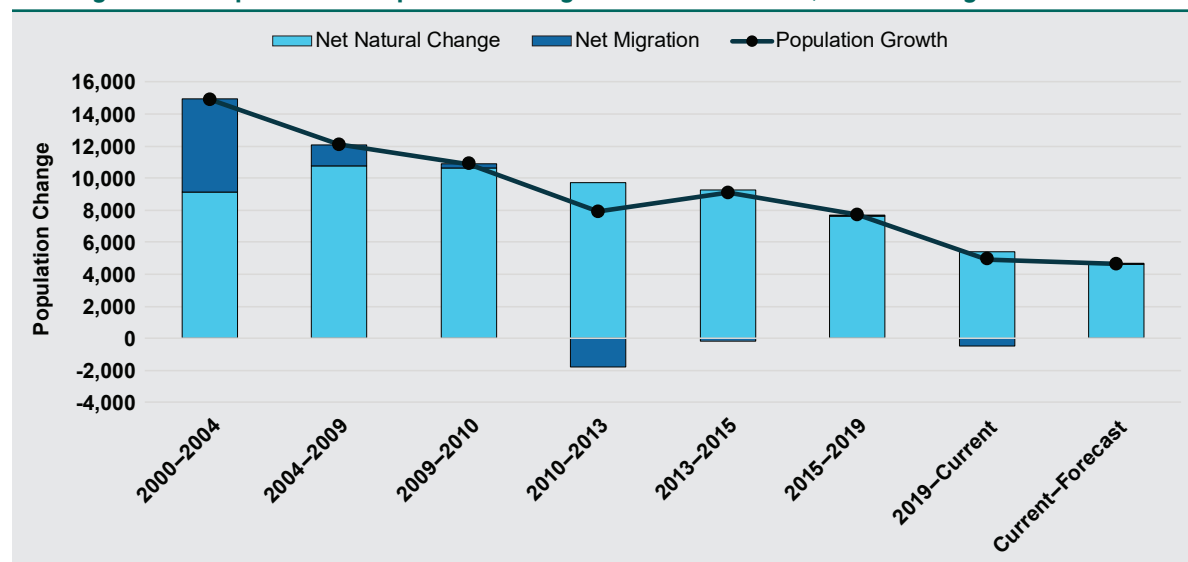
Population growth has consistently slowed since 2004 because of a declining birth rate, an aging population, and less domestic migration into the Fresno HMA.

## Population Trends

Population growth in the HMA has slowed since 2004 because of lower levels of net natural change and decreased net in-migration (Figure 6). Alongside strong job growth, population growth peaked from 2000 to 2004, averaging 14,500, or 1.8 percent, annually. From 2004 to 2009, population growth slowed to an average of 12,100 people, or 1.4 percent, annually. Decreased net in-migration, which declined from an average of 5,400 people a year from 2000 to 2004 to 1,300 people a year from 2004 to 2009, caused this slowdown.

In 2009, population growth began to slow because of the effects of the Great Recession. Population growth averaged 10,900 people from 2009 to 2010, mostly because of lower net in-migration that averaged 250 people each year. From 2010 to 2013, as the effects of the Great Recession lingered and the unemployment rate remained high, the HMA had average net out-migration of 1,775 people annually, and population

Figure 6. Components of Population Change in the Fresno HMA, 2000 Through the Forecast



Notes: Data displayed are average annual totals. The forecast period is from the current date (January 1, 2023) to January 1, 2026.  
Sources: U.S. Census Bureau; current to forecast—estimates by the analyst

growth declined sharply to an average of 7,950 people a year. As economic conditions improved from 2013 to 2015, net out-migration decreased to an average of 180 people annually, causing average annual population growth to increase to 9,125 people, or 0.9 percent, annually. From 2010 to 2015, migration patterns had the largest effect on population growth, whereas net natural change was fairly stable.

Net natural change in the HMA began to trend downward faster after 2015, contributing to slowing population growth. From 2015 to 2019, population growth averaged 7,700 people, or 0.8 percent, annually, with net natural change averaging 7,675 people annually. From 2015 through 2019, the number of births decreased and the number of deaths increased at rates much greater than during previous periods, causing net natural change to decline sharply. The onset of the COVID-19 pandemic caused population growth in the HMA to slow to the lowest rate since 2000. Since 2019, the population of the HMA has increased by 4,975, or 0.5 percent, annually, to 1.02 million as of January 1, 2023. During this period, net natural change decreased to an average of 5,425 people a year because of an aging population with fewer births and increased mortality related to COVID-19. Net out-migration since 2019 has averaged 450 people annually,

because poor economic conditions and barriers to migration during much of the period made moving to the HMA more difficult.

## Migration Flows

International in-migration accounts for most of the net in-migration in the HMA. Since 2005, international migration into the HMA has been positive, whereas domestic net out-migration from the HMA has occurred each year. Latin America and Asia are the largest sources of migrants, contributing 48 and 34 percent of all international migration during the 2016–20 period (U.S. Census Bureau Metro-to-Metro Migration Flows; 2016–20 ACS 5-year data). During the COVID-19 pandemic, public health measures restricted international in-migration, contributing to slower population growth in the HMA.

All five of the largest sources of domestic net migration to the HMA were large metropolitan areas in California (Table 3), with the San Francisco-Oakland-Berkeley (hereafter, San Francisco) and the Los Angeles-Long Beach-Anaheim (hereafter, Los Angeles) metropolitan areas the two largest sources. Migrants are attracted to the lower relative cost of housing in the HMA—average existing home sales prices in 2022 were 67 and 62 percent lower than in the San Francisco and Los Angeles metropolitan areas (CoreLogic, Inc., with adjustments by the analyst). The largest destinations of domestic out-migration were small- to medium-sized metropolitan areas in and near the San Joaquin Valley of California.

**Table 3. Metro-to-Metro Net Migration Flows in the Fresno HMA: 2016–20**

Into the HMA	
San Francisco-Oakland-Berkeley, CA	1,248
Los Angeles-Long Beach-Anaheim, CA	600
Riverside-San Bernardino-Ontario, CA	585
San Jose-Sunnyvale-Santa Clara, CA	479
Sacramento-Roseville-Folsom, CA	452
Out of the HMA	
Bakersfield, CA	560
El Centro, CA	549
Boise City, ID	321
Madera, CA	282
San Luis Obispo-Paso Robles, CA	229

Sources: U.S. Census Bureau Migration Flows; 2016–20 American Community Survey 5-year data

## Age Cohort Trends

The HMA has a relatively young population, with a median age of 33.1 years compared with 38.8 years nationally, and a high percentage of children, with 28.2 percent of the population younger than age 18 compared with 22.1 percent nationally (2021 ACS 1-year data). Despite the relative youthfulness of the HMA, the cohort of residents ages 62 and older grew at an average rate of 2.6 percent annually from 2010 to 2021 compared with average annual overall population growth of 0.8 percent. As a result, the cohort of residents ages 62 and older increased from 13 to 16 percent of the HMA population. During the same period, the median age increased by more than 2 years. The increasing age of the population has contributed to the declining rate of net natural change, supported job growth in the education and health services sector, and attracted the development of age-restricted housing.

## Household Trends

As of January 1, 2023, the number of households in the HMA is estimated at 328,600, an average increase of 3,075 households, or 1.0 percent, annually since 2010 (Table 4). Household growth has outpaced population growth, which has averaged 0.7 percent annually since 2010, because an aging population and strong economic conditions led to a decline in the average household size and increased household formation. By comparison, household growth averaged 3,650, or 1.4 percent, annually from 2000 to 2010. Since 2020 and the onset of the COVID-19 pandemic, the average household size is estimated to have decreased further, as the average age in the HMA continues to increase and remote workers live alone or



with fewer roommates to have more space. These trends have contributed to the high demand for housing since 2020. An estimated 56.5 percent of households, or 185,800 households, are currently homeowners compared with a homeownership rate of 54.8 percent in 2010 (Figure 7). Since 2010, homeowner households have increased an average of 1.2 percent annually compared with an average annual increase of 0.7 percent among renter households.

## Forecast

During the next 3 years, the population of the HMA is expected to increase by an average of 4,675, or 0.5 percent, a year—similar to growth from 2019 to the current date. A continued decline in the rate of net natural change as the population of the HMA continues to age and have fewer children is expected to offset increased net in-migration, with international in-migration recovering from the COVID-19 disruption. The number of households is expected to reach 336,000 by the end of the 3-year forecast period, with average growth of 0.7 percent annually. An estimated 69 percent of the additional households are expected to be homeowners, resulting in the homeownership rate rising to 56.8 percent at the end of the forecast period.

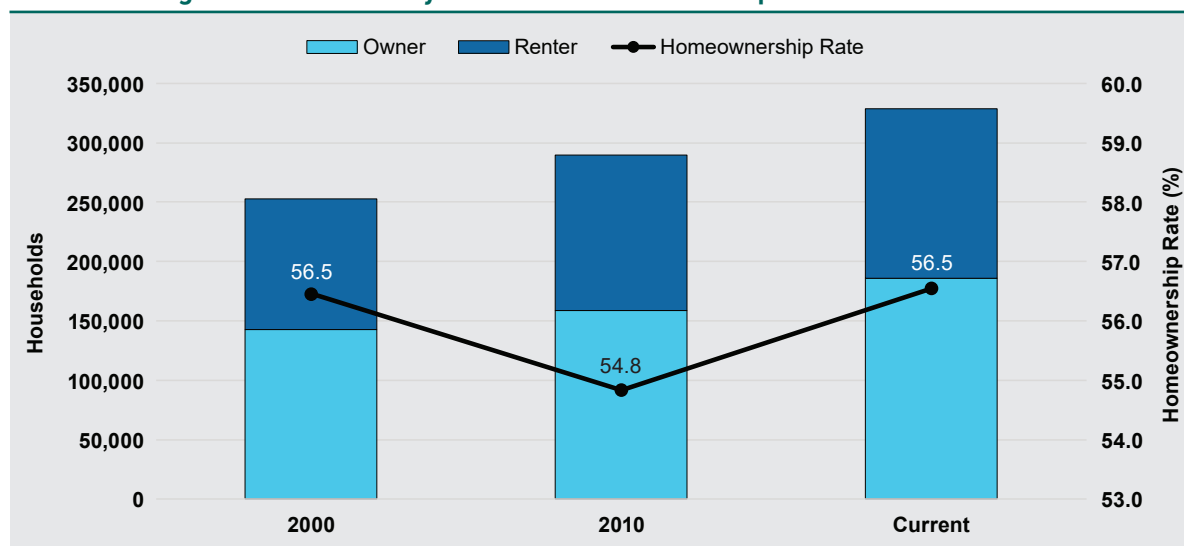
**Table 4. Fresno HMA Population and Household Quick Facts**

Population Quick Facts	2010	Current	Forecast
	Population	930,450	1,023,000
	Average Annual Change	13,100	7,225
	Percentage Change	1.5	0.7
Household Quick Facts	2010	Current	Forecast
	Households	289,391	328,600
	Average Annual Change	3,650	3,075
	Percentage Change	1.4	1.0

Notes: Average annual changes and percentage changes are based on averages from 2000 to 2010, 2010 to current, and current to forecast. The forecast period is from the current date (January 1, 2023) to January 1, 2026.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst

**Figure 7. Households by Tenure and Homeownership Rate in the Fresno HMA**



Note: The current date is January 1, 2023.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst

# Home Sales Market

## Market Conditions: Slightly Tight but Easing

Home sales decreased and home price growth slowed in 2022 as the market transitioned from tight to slightly tight.

## Current Conditions

The sales housing market in the Fresno HMA is slightly tight but easing, with the volume of home sales declining and price growth slowing. As of January 1, 2023, the overall sales vacancy rate is estimated at 1.2 percent (Table 5), down from 2.4 percent in 2010, when conditions were soft. During the past year, sales market conditions eased from tight to slightly tight; however, sales market conditions are still tighter than before the onset of the COVID-19 pandemic, when the market was balanced. Rising mortgage interest rates contributed to easing market conditions during the past year, with the average 30-year fixed-rate mortgage up by 3.1 percentage points year over year in December 2022 (Freddie Mac). Assuming a 20-percent down payment, the rise in the rate effectively increased the monthly mortgage payment by \$600 for an average-priced home in the HMA, contributing to reduced affordability and a decline in home sales. Primarily because of rising interest rates, the number of home sales decreased 21 percent to 12,050 during 2022, following an increase of 14 percent during 2021 (CoreLogic, Inc., with adjustments by the analyst).

Decreased home sales contributed to an increase in the for-sale inventory. During December 2022, the HMA had an inventory of 1,650 existing single-family homes, condominiums, and townhomes for sale, contributing to a 2.2-month supply, up from 1,225 homes for sale and a 0.8-month supply during December 2021 (Redfin, a national real estate brokerage). By comparison, 2,125 homes, equivalent to a 1.8-month supply, were available for sale in December 2019, before the beginning of the COVID-19 pandemic. Although market conditions tightened during 2020 and 2021, the supply of available homes has been limited for many years, supporting home sales price growth in the HMA. Since 2016, the HMA has had less than 3 months of supply of available for-sale inventory, often considered a metric indicating a tight sales market. Although market conditions eased in the HMA during the past year, the average home sales price increased

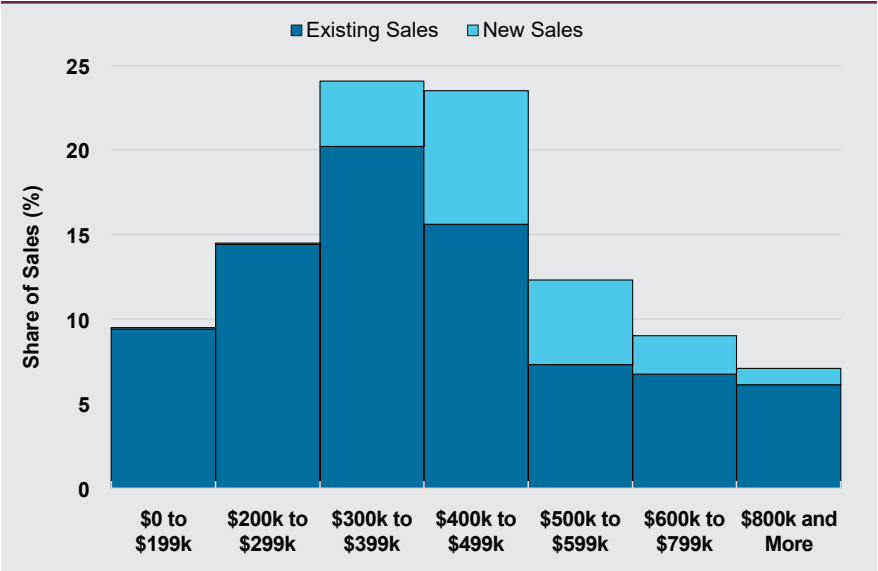
8 percent to \$420,400 during 2022 compared with 2021, when home prices increased 18 percent (CoreLogic, Inc., with adjustments by the analyst). Figure 8 shows the share of overall sales by price range during 2022.

Table 5. Home Sales Quick Facts in the Fresno HMA

	Fresno HMA	Nation
Vacancy Rate	1.2%	NA
Months of Inventory	2.2	2.5
Total Home Sales	12,050	6,336,000
1-Year Change	-21%	-19%
New Home Sales Price	\$509,300	\$490,400
1-Year Change	11%	15%
Existing Home Sales Price	\$403,800	\$396,300
1-Year Change	7%	7%
Mortgage Delinquency Rate	1.0%	1.2%

NA = data not available.  
Notes: The vacancy rate is as of the current date; home sales and prices are for the 12 months ending December 2022; and months of inventory and mortgage delinquency data are as of December 2022. The current date is January 1, 2023.  
Sources: Vacancy rate—estimates by the analyst; months of inventory and mortgage delinquency rate—CoreLogic, Inc.; home sales and prices—CoreLogic, Inc., with adjustments by the analyst

Figure 8. Share of Overall Sales by Price Range During 2022 in the Fresno HMA



Note: New and existing sales include single-family homes, townhomes, and condominium units.  
Source: Zonda



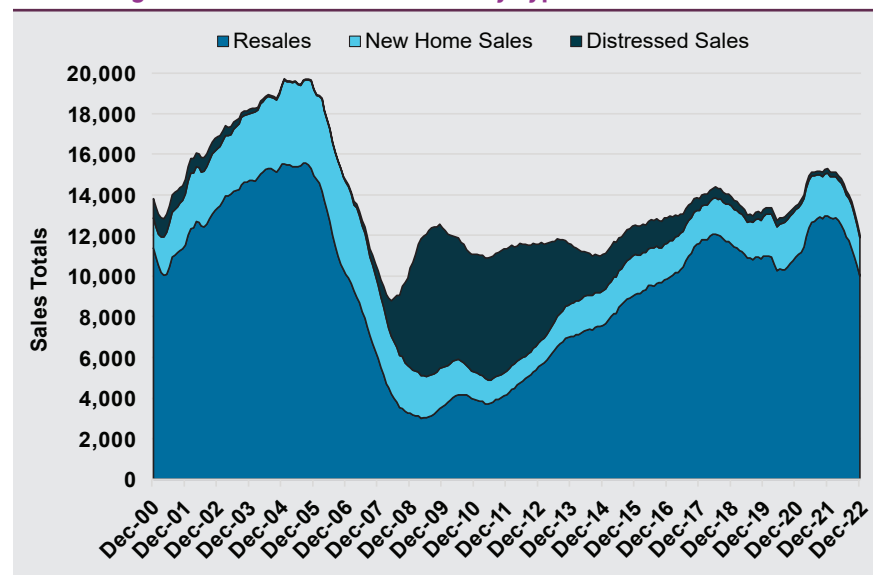
The impact of rising mortgage rates was even more evident in the past quarter. During the fourth quarter of 2022, home sales fell 45 percent compared with the fourth quarter of 2021, a larger decline than any comparable period since 2000. Home prices fell 2 percent year over year to \$403,000 as measured in the fourth quarter of 2022, the first year-over-year decline since 2011.

## Existing Home Sales Trends

Existing home prices increased at a historically high rate during the early 2000s, with average annual price growth of 27 percent from 2003 through 2005, when an average of 15,150 homes sold a year. Although economic conditions in the HMA were strong and population growth was steady, most of the home price growth during this period was largely the result of speculative purchases and increased subprime lending. Quickly increasing home prices contributed to a high level of home sales as homebuyers sought to capitalize on double-digit returns. Home sales rapidly declined in 2006 and 2007, decreasing an average of 33 percent annually to a low of 6,650 during 2007, whereas existing home prices remained stable at an average of \$302,600. Existing home prices decreased an average of 25 percent annually during 2008 and 2009, even as existing home sales increased an average of 25 percent a year during the same period. The cause of this divergence was the rapid increase in the number of distressed sales, which grew from 11 percent of all existing home sales in 2007 to 66 percent in 2009 (Figure 9). The average home sales price for distressed sales was \$141,600 in 2009, substantially less than the average price of \$216,700 for resales.

Existing home sales and prices stabilized during 2010 and 2011, with an average of 9,975 homes sold annually at an average price of \$165,300. During this period, distressed sales represented 59 percent of all existing home sales. Existing home prices began to increase in 2012 and rose every year from 2012 through 2019 at an average rate of 8 percent annually. From 2012 through 2014, existing home sales decreased 3 percent annually. Declining numbers of distressed sales—which decreased to 1,800, or 19 percent of existing home sales, in 2014—slightly offset resales which

Figure 9. 12-Month Sales Totals by Type in the Fresno HMA



Source: CoreLogic, Inc., with adjustments by the analyst

increased at an average annual rate of 22 percent. From 2015 through 2017, the number of existing sales increased an average of 9 percent annually as the stock of distressed properties was depleted and resales continued to increase. By 2018, the number of available homes for sale was low, constraining home sales. From 2018 through 2019, the number of existing home sales fell an average of 4 percent annually.

The home sales market tightened further during the COVID-19 pandemic. During 2020 and 2021, existing home sales and prices increased by averages of 8 and 15 percent, respectively. Low mortgage rates during this period made homebuying more affordable, and the proliferation of remote work contributed to a shift in demand away from apartments as remote workers sought more space. During 2022, the number of existing home sales fell 23 percent to 10,150 sales in response to rising interest rates, and the average existing home price grew 7 percent to \$403,800.

## Home Sales by Geography

During 2022, the cities of Fresno and Clovis accounted for approximately 58 and 17 percent of all home sales in the HMA, respectively, whereas no other municipality constituted more than 3 percent of total home sales (Redfin, a national real estate brokerage). The median home price in the city of Clovis was \$477,900 during 2022, 19 percent higher than the HMA at large. The population of the city of Clovis historically has been more affluent than the population in the remainder of the HMA, with median annual earnings for full-time workers 30 percent above the HMA at large, supporting higher home prices. The median home price in the city of Fresno was \$379,000, compared with a median home price of \$395,200 in the remainder of the HMA (excluding the cities of Clovis and Fresno). The relatively higher median home price in the remainder of the HMA was primarily because of higher home prices in unincorporated areas, where large lot sizes likely contributed to the difference in prices. The trends in the number of home sales did not differ significantly between jurisdictions in the HMA.

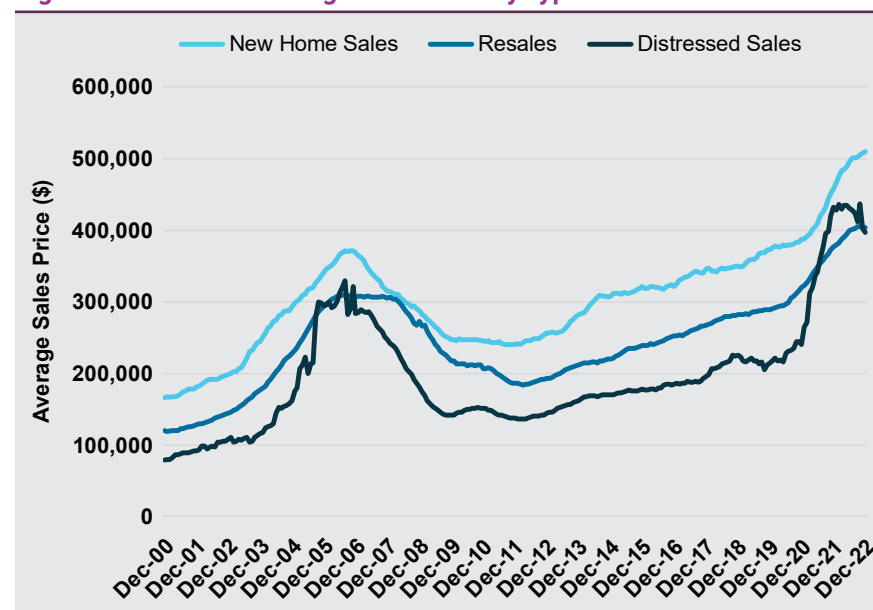
## Real Estate Owned Sales and Delinquent Mortgages

The national foreclosure crisis was especially severe in the HMA, with the rate of seriously delinquent mortgages and real estate owned (REO) properties peaking at 12.7 percent in January 2010 (CoreLogic, Inc.). By comparison, the rate was 8.6 percent nationwide during the same month. From 2011 through 2019, the rate of seriously delinquent mortgages and REO properties consistently declined as the housing market stabilized and local economic conditions improved before rising sharply in early 2020 because of the COVID-19 pandemic. As of August 2020, the rate of seriously delinquent mortgages and REO properties in the HMA was 4.1 percent, up from only 0.9 percent in April 2020. The entire rate increase was due to delinquent mortgages, however, because many homeowners were able to avoid foreclosure due to mortgage forbearance programs. As a result of improving economic conditions, the rate has significantly declined. As of December 2022, 1.0 percent of mortgages in the HMA were seriously delinquent or in REO status compared with 1.2 percent for the nation.

## New Home Sales and Price Trends

Although new home sales prices in the HMA have increased, new home sales are below mid-2000 levels. Average new home prices more than doubled between 2000 and 2006, increasing an average of 14 percent annually from 2001 through 2006. Easy access to credit and optimism about future home prices increased demand for new homes, causing new home sales to increase an average of 20 percent annually during the same period. The number of new home sales and prices peaked at 4,550 and \$367,900, respectively, in 2006. Following the downturn in the local housing market in 2007, new home sales and prices declined each year from 2007 through 2011 at average annual rates of 24 and 8 percent to a low of 1,150 sales and \$240,200, respectively, in 2011. New home sales fluctuated from 2013 through 2019, averaging 1,700 homes sold annually. During the same period, new home prices increased an average of 6 percent annually (Figure 10).

**Figure 10. 12-Month Average Sales Price by Type of Sale in the Fresno HMA**



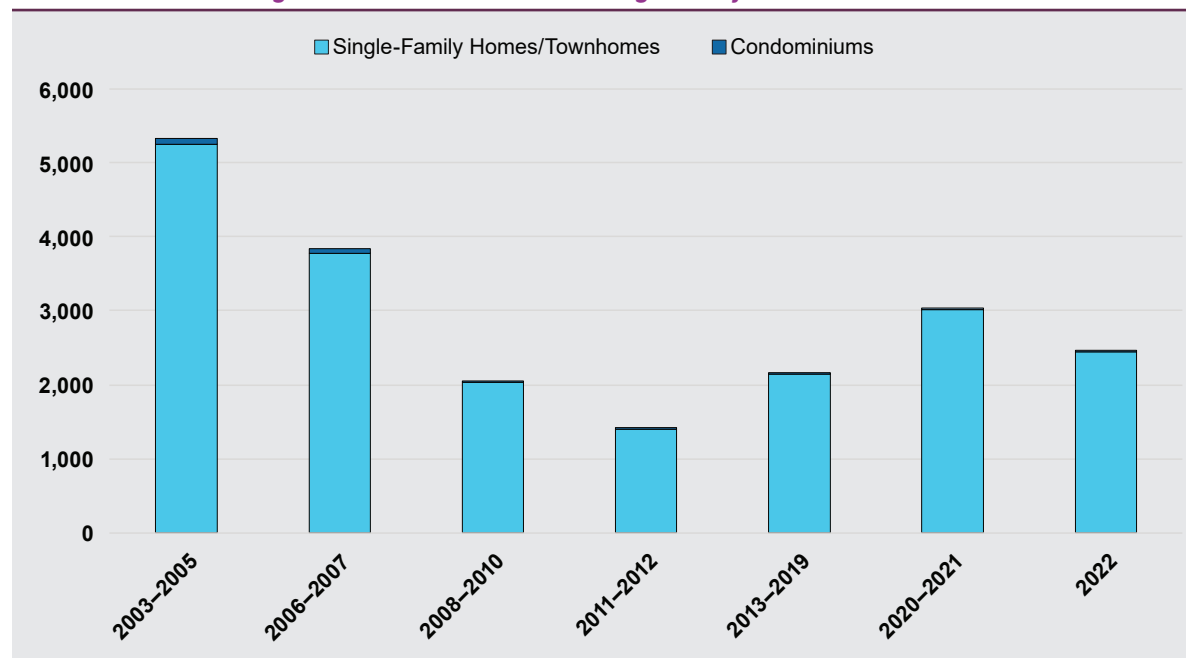
Source: CoreLogic, Inc., with adjustments by the analyst

During 2020 and 2021, the number of new homes sold increased to an average of approximately 2,225 because of rapid home price increases and increased demand for single-family homes. Average new home prices increased 11 percent annually during the same period. Rising interest rates in 2022 contributed to easing in the new home market—approximately 1,900 new homes were sold during 2022, down 11 percent from 2021, and the average home price increased 11 percent to \$509,300. New home sales decreased, and new home price growth slowed less than the existing home price growth because rising interest rates had less effect on the supply of new homes available for purchase.

## Sales Construction

As measured by the number of single-family homes, townhomes, and condominium units permitted (building permits), homebuilding activity has increased in the HMA since the end of 2013 and reached a post-housing-crisis high during 2020 and 2021. Homebuilding peaked from 2003 through 2005 at an average of 5,325 homes permitted annually, then declined to an average of 3,825 homes permitted annually during 2006 and 2007 and further to an average of 2,025 homes from 2008 through 2010 (Figure 11). Homebuilding declined during these periods because of falling home prices, decreased demand for new homes, and more stringent lending standards. During 2011 and 2012, with home sales and home prices at record lows, homebuilding fell to the lowest level since 2000, averaging 1,400 homes permitted annually.

**Figure 11. Annual Sales Permitting Activity in the Fresno HMA**



Sources: U.S. Census Bureau, Building Permits Survey; 2003–21—final data and estimates by the analyst; 2022—preliminary data and estimates by the analyst

Beginning in 2013, developers responded to an improving housing market by increasing production. From 2013 through 2019, the number of homes permitted was significantly higher than during the period from 2011 through 2012, averaging 2,175 homes annually. Homebuilding in the city of Clovis had the strongest recovery, increasing 141 percent from an average of 340 homes permitted annually during 2011 and 2012 to an average of 830 homes permitted annually from 2013 through 2019. By comparison, average annual homebuilding in the city of Fresno and the remainder of the HMA increased 23 and 28 percent to 900 and 420 homes, respectively. During 2020 and 2021, an average of 3,025 homes were permitted because rapid home price growth and robust demand led home builders to increase construction. Homebuilding increased the most in the city of Fresno, where 1,525 homes were permitted annually, compared with 940 and 520 homes in the city of Clovis and the remainder of the HMA, respectively. During 2022, increased interest rates constrained demand for new homes, causing homebuilding to fall to 2,450 new homes permitted. Despite the overall decline, homebuilding continued to increase in the city of Fresno, rising to 1,950 homes, but declined almost everywhere else in the HMA.

### Current Home Construction Activity

Approximately 85 percent of new home construction in the HMA occurs in the central cities of Fresno and Clovis. Westerra, a 650-lot planned community in west Fresno, sold 200 new homes during 2022, more than any other subdivision in the HMA. Single-family homes at Westerra start at \$390,000 and go up to \$500,000. In Clovis, Arboralla, a 135-lot subdivision, sold 92 homes in 2022. Arboralla is nearly at buildout, with the remaining homes available starting at around \$600,000.

### Forecast

On the basis of current and anticipated economic and population growth and the current slightly tight sales market conditions in the HMA, demand

is estimated for 7,275 new homes during the next 3 years (Table 6). The 700 homes under construction are expected to meet a portion of demand during the first year of the 3-year forecast period. Demand for sales housing is expected to be steady throughout the forecast period.

**Table 6. Demand for New Sales Units in the Fresno HMA During the Forecast Period**

Sales Units	
Demand	7,275 Units
Under Construction	700 Units

Note: The forecast period is from January 1, 2023, to January 1, 2026.  
Source: Estimates by the analyst

# Rental Market

## Market Conditions: Slightly Tight

Apartment vacancy rates and rent growth in the Fresno HMA have returned to prepandemic levels.

## Current Conditions and Recent Trends

The overall rental market in the HMA—including apartments, single-family homes, and other housing options available for rent—is slightly tight. The estimated 3.7-percent vacancy rate is down from 7.0 percent in April 2010, when rental conditions were soft (Table 7). From 2010 to 2020, low levels of apartment construction, consistent population growth, and strong economic conditions contributed to declining vacancy rates and rising rents. During this period, tightening sales market conditions in the HMA contributed to a decline

in the significance of single-family rental units. Single-family homes accounted for approximately 39 percent of all occupied rental units in the HMA in 2021, down from 44 percent in 2010 (ACS 1-year data).

## Apartment Market Conditions

The apartment market, which accounted for approximately 37 percent of renter-occupied units in 2021 in the HMA (2021 ACS 1-year data), is slightly tight. As of the fourth quarter of 2022, the average apartment vacancy rate in the HMA was 3.6 percent, up from 2.1 percent as of the fourth quarter of 2021 and 1.8 percent as of the fourth quarter of 2020 (CoStar Group; Figure 12). By comparison, the apartment vacancy rate was 2.8 percent as of the fourth quarter of 2019. Apartment market conditions tightened after the onset of the COVID-19 pandemic in 2020, when the rate of household formation increased, caused in part by an increase in household decoupling. During 2020,

**Table 7. Rental and Apartment Market Quick Facts in the Fresno HMA**

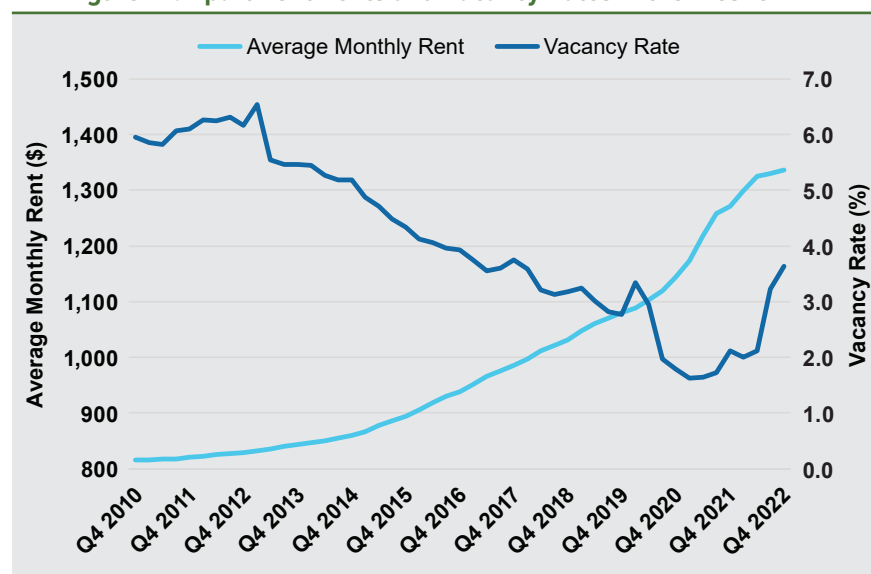
Rental Market Quick Facts		2010 (%)	Current (%)
	Rental Vacancy Rate	7.0	3.7
		2010 (%)	2021 (%)
	Occupied Rental Units by Structure		
	Single-Family Attached & Detached	44	39
Apartment Market Quick Facts		Q4 2022	YoY Change
	Apartment Vacancy Rate	3.6	1.5
	Average Rent	\$1,337	5%
	Studio	\$876	5%
	One-Bedroom	\$1,198	5%
	Two-Bedroom	\$1,351	5%
	Three-Bedroom	\$1,742	5%

Q4 = fourth quarter. YoY = year-over-year.

Notes: The current date is January 1, 2023. Percentages may not add to 100 due to rounding.

Sources: 2010 vacancy rate—2010 Census; current vacancy rate—estimate by the analyst; occupied rental units by structure—2010 and 2021 American Community Survey 1-year data; apartment data—CoStar Group

**Figure 12. Apartment Rents and Vacancy Rates in the Fresno HMA**



Q4 = fourth quarter.

Source: CoStar Group

approximately 1,125 apartments were absorbed, the most of any year since 2005. This trend was short lived, however, and apartment absorption slowed to an average of 270 units in 2021 and 2022, the lowest levels since 2012.

As of the fourth quarter of 2022, the average asking rent in the HMA was \$1,337, up 5 percent year over year, and average rents for one-, two-, and three-bedroom apartments were \$1,198, \$1,351, and \$1,742, respectively. Average rents increased 11 percent in 2021 and 6 percent in 2020, respectively, the first and second largest annual rent increases since 2000. The elevated rent growth during 2020 and 2021 resulted mostly from high rates of household formation and the rising price of sales housing contributing to increased demand for rental units, allowing property managers to raise rents.

Before the COVID-19 pandemic, the apartment vacancy rate decreased every year, from 6.2 percent in 2012 to 2.8 percent in 2019. Average rent growth averaged 2 percent annually in 2013 and 2014, then accelerated to an average of 5 percent annually from 2015 through 2019. Limited apartment construction, relative to demand for rental units, contributed to the declining vacancy rate and strong rent growth in the HMA.

## Market Conditions by Geography

Approximately 80 and 14 percent of the apartment inventory in the HMA are in the cities of Fresno and Clovis, respectively. Among the eight CoStar Group-defined market areas (hereafter, market areas) in

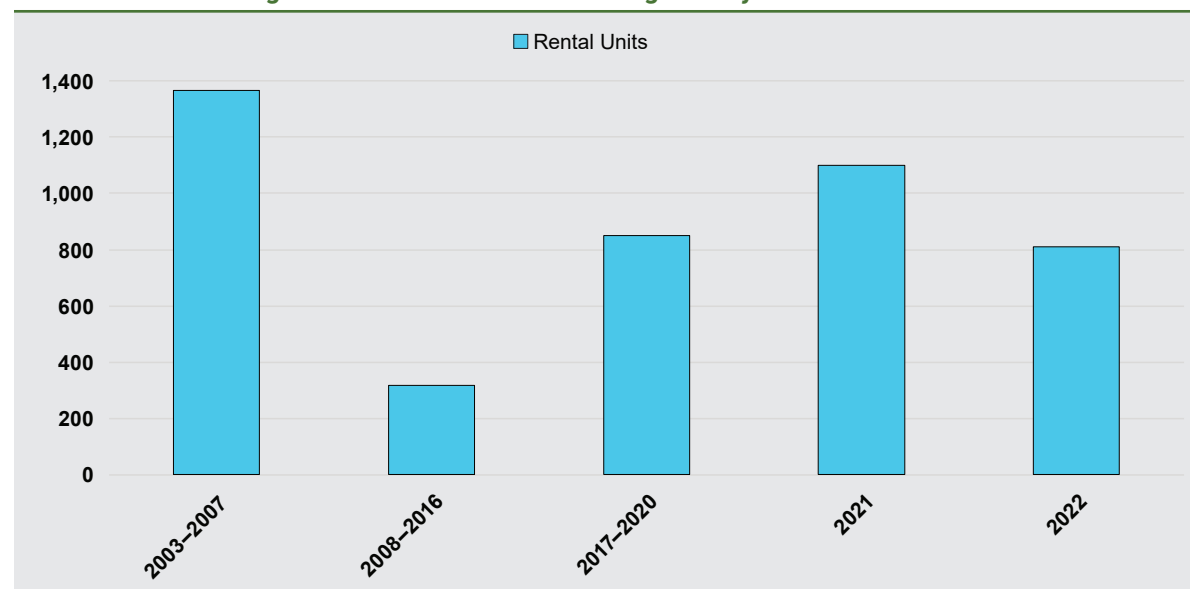
the HMA, apartment vacancy rates ranged from a low of 1.6 percent in the Western Suburban Fresno market area to a high of 4.9 percent in the North Fresno market area as of the fourth quarter of 2022. No apartments were completed in the Western Suburban Fresno market area, which includes suburban and unincorporated areas west of the city of Fresno, whereas the North Fresno market area accounted for approximately 70 percent of apartment completions in the HMA during 2022. As of the fourth quarter of 2022, the vacancy rate in every market area had increased compared with the fourth quarter of 2021.

As of the fourth quarter of 2022, the East Fresno market area, which includes the city of Clovis, and the West Fresno market area had the highest rents in the HMA at \$1,425 and \$1,405, respectively. Rents in these market areas have grown faster than in the HMA at large during the past 2 years, averaging growth of 9 and 10 percent, respectively, compared with 7 percent in the remainder of the HMA.

## Rental Construction Activity

Rental construction, as measured by the number of rental units permitted, has increased significantly since 2017 but remains below the peaks of the previous decade (Figure 13). Rental construction levels were high

**Figure 13. Annual Rental Permitting Activity in the Fresno HMA**



Note: Includes apartments and units intended for rental occupancy.

Sources: U.S. Census Bureau, Building Permits Survey; 2003–21—final data and estimates by the analyst; 2022—preliminary data and estimates by the analyst



from 2003 through 2007, averaging 1,375 units annually, when strong economic conditions and population growth supported rental development. Following the onset of the housing crisis and declining economic conditions, rental construction declined sharply and remained low, averaging 320 units annually from 2008 through 2016. Several years of rent growth and low vacancy rates attracted increased rental development, with an average of 850 units permitted annually from 2017 through 2020. In response to historically low vacancy rates and accelerating rent growth following the onset of the COVID-19 pandemic, rental construction increased to 1,100 permits in 2021. During 2022, rental construction slowed to 810 units but remains above pre-2017 levels.

### Current Rental Construction Activity

An estimated 750 apartments are under construction in the HMA, with most in the cities of Fresno and Clovis. Coronado Apartments, a 237-unit market-rate apartment property, was recently completed in north Fresno. One-, two-, and three-bedroom units at the Coronado Apartments average approximately \$1,990, \$2,200, and \$2,325, respectively. Brandhaven, an income-restricted

apartment property for seniors, is under construction at the Fancher Creek development in southeast Fresno. When complete in early 2023, Brandhaven will offer 178 units to senior households making less than 50 and 60 percent of Area Median Income.

### Forecast

During the 3-year forecast period, demand is estimated for 2,350 rental units in the HMA (Table 8). Demand for new rental units in the HMA is expected to be relatively stable during the forecast period. The 750 units under construction are expected to fulfill most demand during the first year of the forecast period.

**Table 8. Demand for New Rental Units in the Fresno HMA During the Forecast Period**

Rental Units	
Demand	2,350 Units
Under Construction	750 Units

Note: The forecast period is from January 1, 2023, to January 1, 2026.  
Source: Estimates by the analyst

# Terminology Definitions and Notes

## A. Definitions

<b>Apartment Vacancy Rate/Average Rent</b>	Apartment vacancy rates and average rents are for market-rate and mixed market-rate/affordable general occupancy apartment properties with five or more units, including those that are stabilized and in lease up.
<b>Building Permits</b>	Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.
<b>Demand</b>	The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.
<b>Distressed Sales</b>	Short sales and real estate owned (REO) sales.
<b>Existing Home Sales</b>	Includes resale sales, short sales, and REO sales.
<b>Forecast Period</b>	1/1/2023–1/1/2026—Estimates by the analyst.
<b>Home Sales/ Home Sales Prices</b>	Includes single-family home, townhome, and condominium sales.
<b>Net Natural Change</b>	Resident births minus resident deaths.



<b>Rental Market/ Rental Vacancy Rate</b>	Includes apartments and other rental units, such as single-family, multifamily, and mobile homes.
<b>Resales</b>	These are home closings that have no ties to either new home closings (builders) or foreclosures. They are homes that were previously constructed and sold to an unaffiliated third party.
<b>San Joaquin Valley Region</b>	The area of the Central Valley south of Sacramento that is drained by the San Joaquin River. It includes Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare Counties.
<b>Seriously Delinquent Mortgages</b>	Mortgages 90+ days delinquent or in foreclosure.

#### B. Notes on Geography

1.	The metropolitan statistical area definition noted in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated April 10, 2018.
2.	Urbanized areas are defined using the U.S. Census Bureau's 2010 Census Urban and Rural Classification and the Urban Area Criteria.

#### C. Additional Notes

1.	This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.
2.	The factual framework for this analysis follows the guidelines and methods developed by the Economic and Market Analysis Division within HUD. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.



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**D. Photo/Map Credits**

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Cover Photo	Adobe Stock
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## Contact Information

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## **REGIONAL HOUSING NEEDS ALLOCATION PLAN (6TH CYCLE)**

**READ THE WHOLE PLAN AT:**

**[HTTPS://WWW.FRESNOCOG.ORG/PROJECT/  
FRESNO-COUNTY-REGIONAL-HOUSING-  
NEEDS-ALLOCATION-PLAN/](https://www.fresnoco.org/project/fresno-county-regional-housing-needs-allocation-plan/)**

# SIXTH CYCLE REGIONAL HOUSING NEEDS ALLOCATION PLAN

**TABLE 1 DISTRIBUTION OF HOUSING NEED BY JURISDICTION BY INCOME TIER**

Jurisdiction	Very Low		Low		Moderate		Above Moderate		Total Housing Units
	%	Housing Units	%	Housing Units	%	Housing Units	%	Housing Units	
Clovis	32.6%	2,926	17.3%	1,549	16.1%	1,448	34.0%	3,054	8,977
Coalinga	27.7%	157	17.0%	96	15.7%	89	39.6%	224	566
Firebaugh	23.0%	102	10.4%	46	14.9%	66	51.7%	229	443
Fowler	27.7%	94	16.8%	57	13.9%	47	41.6%	141	339
Fresno	25.6%	9,440	16.0%	5,884	15.3%	5,638	43.1%	15,904	36,866
Huron	14.1%	45	14.1%	45	17.2%	55	54.5%	174	319
Kerman	26.8%	285	12.6%	134	15.8%	168	44.8%	476	1,063
Kingsburg	28.1%	248	18.3%	161	17.0%	150	36.6%	323	882
Mendota	20.1%	129	10.6%	68	15.1%	97	54.2%	348	642
Orange Cove	14.1%	66	10.4%	49	18.3%	86	57.1%	268	469
Parlier	20.1%	147	12.8%	94	14.7%	108	52.4%	384	733
Reedley	27.5%	403	12.5%	183	14.4%	211	45.5%	666	1,463
Sanger	27.6%	412	12.9%	193	16.4%	245	43.1%	644	1,494
San Joaquin	19.5%	39	14.0%	28	18.0%	36	48.5%	97	200
Selma	26.3%	393	11.1%	165	15.6%	233	47.0%	701	1,492
Unincorporated County	30.0%	706	16.6%	391	15.7%	370	37.6%	883	2,350
<b>HCD Requirement</b>	26.7%	15,592	15.7%	9,143	15.5%	9,047	42.1%	24,516	58,298

## 1. INTRODUCTION

### 1.1 Overview of California State Law and the RHNA Process

Since 1969, California has required that all local governments (cities, towns, and counties) adequately plan to meet the housing needs of everyone in the community within the housing element of the jurisdiction's general plan. A central goal of RHNA is to meet the housing needs of people at all income levels through effective planning at the State, regional, and local levels. Councils of governments, like Fresno COG, play a fundamental role in the process.

The following describes the RHNA process and the respective duties at the State, regional, and local levels:

#### 1. HCD Provides a Regional Determination

HCD calculates the regional housing needs assessment, segmented into four income affordability tiers, to accommodate projected growth in the region in addition to existing housing need. The determination is largely based on regional projections of new household growth from the California Department of Finance (DOF) and consultation with the local council of governments, in this case Fresno COG.

## **STANDARD FORM 424 & 424B**

## Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

08/08/2025

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

County of Fresno

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

**\* c. UEI:**

LGJ1SMMN9XR6

**d. Address:**

**\* Street1:**

2220 Tulare Street

**Street2:**

6th Floor

**\* City:**

Fresno

**County/Parish:**

**\* State:**

CA: California

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

93721-2126

**e. Organizational Unit:**

**Department Name:**

Public Works and Planning

**Division Name:**

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

Jennifer

**Middle Name:**

**\* Last Name:**

Kirkpatrick

**Suffix:**

**Title:**

Senior Staff Analyst

**Organizational Affiliation:**

County of Fresno

**\* Telephone Number:**

559-600-4292

**Fax Number:**

559-600-4573

**\* Email:**

jkish@fresnocountyca.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

US Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

### \* 12. Funding Opportunity Number:

\* Title:

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Program Year 25-26 - CDBG Admin; Housing Program Admin & Project Delivery Costs; Housing Rehab; Public Facilities & Infrastructure; Public Services; Offsite/Street Improvements for Affordable Housing

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,172,269.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="1,068,959.00"/>
* f. Program Income	<input type="text" value="1,207,500.00"/>
* g. TOTAL	<input type="text" value="5,448,728.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: 

\* Signature of Authorized Representative:



\* Date Signed:





---

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

---

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

\*Title:

\*Applicant/Recipient Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. 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.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

\* Signature:

\* Date: (mm/dd/yyyy):

---

**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

---

## Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

08/08/2025

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

County of Fresno

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

**\* c. UEI:**

LGJ1SMMN9XR6

**d. Address:**

**\* Street1:**

2220 Tulare Street

**Street2:**

6th Floor

**\* City:**

Fresno

**County/Parish:**

**\* State:**

CA: California

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

93721-2126

**e. Organizational Unit:**

**Department Name:**

Public Works and Planning

**Division Name:**

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

Jennifer

**Middle Name:**

**\* Last Name:**

Kirkpatrick

**Suffix:**

**Title:**

Senior Staff Analyst

**Organizational Affiliation:**

County of Fresno

**\* Telephone Number:**

559-600-4292

**Fax Number:**

559-600-4573

**\* Email:**

jkish@fresnocountyca.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

US Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

### \* 12. Funding Opportunity Number:

\* Title:

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Program Year 25-26 - HOME Program Administration; Affordable Housing Development; Tenant-Based Rental Assistance; Housing Rehabilitation

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="1,162,933.95"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="9,615,645.00"/>
* f. Program Income	<input type="text" value="500,000.00"/>
* g. TOTAL	<input type="text" value="11,278,578.95"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: 

\* Signature of Authorized Representative:



\* Date Signed:



---

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

---

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

\*Title:

\*Applicant/Recipient Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

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6. 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.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

\* Signature:

\* Date: (mm/dd/yyyy):

---

**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

---

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

08/08/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

County of Fresno

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. UEI:

H6P3DM895K25

### d. Address:

\* Street1:

205 W Pontiac Way

Street2:

\* City:

Clovis

County/Parish:

\* State:

CA: California

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

93612-5609

### e. Organizational Unit:

Department Name:

Social Services

Division Name:

Administration

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Laura

Middle Name:

\* Last Name:

Moreno

Suffix:

Title:

Program Manager

Organizational Affiliation:

\* Telephone Number:

559-600-2335

Fax Number:

559-600-2357

\* Email:

LHaga@fresnocountyca.gov



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

US Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant Program

### \* 12. Funding Opportunity Number:

\* Title:

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Program Year 25-26 - Emergency Solutions Grant Administration; Emergency Solutions Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="281,704.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="281,704.00"/>

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**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: 

\* Signature of Authorized Representative:



\* Date Signed:



---

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\*Authorized Representative Name:

\*Title:

\*Applicant/Recipient Organization:

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2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

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4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. 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.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

\* Signature:

\* Date: (mm/dd/yyyy):

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**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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# **NON-STATE GRANTEE CERTIFICATIONS**

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) \_\_\_\_\_ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

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Signature of Authorized Official

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Date

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Title

## Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.