

Fair Housing Analysis & Alignment with 6th Cycle Housing Element and Consolidated Plan

Both the County's 2025-29 Consolidated Plan approved by the Board on August 5, 2025, and the 2025-2026 (Year 2) Annual Action Plan authorized on May 19, 2026 identify Reedley Heritage (formerly Reedley Elderly) as a project proposed to receive \$2 million in HOME funds.

Pursuant to commitments made by the County in the 6th Cycle Housing Element to incorporate an analysis of fair housing into the decision-making process for funding of affordable housing projects, the County included fair housing questions in the 2025 NOFO, which were considered by application reviewers and the Department when considering whether to offer a project a reservation of funding for affordable housing development. Responses provided to the County by the developer and the City of Reedley reflect that the housing is situated in a high-resource area, with access to all necessary amenities.

The Reedley Heritage project supports Fair Housing within the State of California by preserving existing affordable housing and addressing a critical "disproportionate housing need" as identified in the City of Reedley's 6th Cycle Housing Element. The project location, with access to essential services, provides the elderly and disabled population improved access to opportunities. Elderly renters are a population that is statistically more likely to experience housing instability and isolation. Furthermore, an investment to improve the property helps deconcentrate poverty by providing high-quality, rent-restricted options in a neighborhood that preserves community ties while mitigating the risk of displacement for aging residents on fixed incomes.

The project is consistent with the goals of the City of Reedley's 6th Cycle Housing Element.

HOME requires each project to have an assessment of the current market demand in the neighborhood in which the project will be located, performed within 12 months of committing HOME funds. SHE provided in their application a Market Study, commissioned June 2024, which serves to document specific neighborhood conditions and needs. More broadly, Department staff have assessed and confirmed the need to develop and preserve affordable housing for senior citizens in Reedley is a documented necessity supported by Census data and the City of Reedley's 6th Cycle Housing Element, which serves as a recent, local analysis of broader regional housing needs outlined by the Fresno County Regional Housing Element for the 6th Cycle.

The City of Reedley has an age 65+ population of 10.3% per the U.S. Census QuickFacts. Between 2023 and 2031, pursuant to the City of Reedley's Regional Housing Needs Allocation (RHNA) the city needs to add:

- 403 homes affordable to "very low" income households earning 31% to 50% of the Area Median Income (AMI),
- 183 homes affordable to "low" income households earning 51% to 80% AMI,
- 211 homes affordable to "moderate" income households earning 81% to 120% AMI; and
- 666 homes affordable to "above moderate" income households earning more than 120% AMI.

These numbers of needed housing are predicated on no existing affordable housing being lost. The Reedley Elderly apartment complex is at the end of its pre-existing (Federal via USDA) affordability period and its preservation as rental housing affordable to households at 30% to 50% AMI is essential to meeting the current and future housing needs of the City of Reedley.