



Inter Office Memo

**ATTENTION: FOR FINAL ACTION OR
MODIFICATION TO OR ADDITION OF
CONDITIONS, SEE FINAL BOARD OF
SUPERVISORS' ACTION SUMMARY
MINUTES.**

DATE: July 24, 2025

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 13100 — GENERAL PLAN AMENDMENT APPLICATION
NO. 576 (SIXTH CYCLE HOUSING ELEMENT UPDATE)

APPLICANT: County of Fresno

REQUEST: Adopt the Addendum to the Program Environmental
Impact Report No. 2018031066 that was certified on
February 20, 2024, with the adoption of the General Plan
Review and Zoning Ordinance Update.

Amend the text of Article 2, Chapter 810.2, Section
810.2.20.A and Section 810.2.030, Table 2.5, and Article 7
(Definitions) of the Fresno County Zoning Ordinance
relating to Residential Zones as listed under Residential
Zone Land Uses and Permit Requirements to include
definitions for Discretionary, Ministerial, and By-right uses.

Approve a resolution and ordinance to correct a
typographical error in Ordinance No. R-505-3871 and
Resolution No. 24-410 to correct the parcel noted as APN:
449-040-05 from the R-2 (Multi-Family Residential Low
Density) Zone District to the R-3 (Multi-Family Residential
Medium Density) Zone District.

Adopt the update of the Housing Element of the General
Plan, a Multi-Jurisdictional Housing Element for the Sixth
Cycle Planning Period (2023-2031) and authorize the
Director of the Department of Public Works and Planning,
or authorized designee, to submit the Housing Element
and make non substantive changes, if necessary, subject
to review and approval by County Counsel, to obtain
California Department of Housing and Community
Development approval.

RESOLUTION NO. 13100

LOCATION: This is a Countywide item.

PLANNING COMMISSION ACTION:

At its July 24, 2025, public hearing, the Planning Commission considered the Staff Report and public testimony (summarized in Exhibit A). A motion was made by Chairman Abrahamian and seconded by Commissioner Quist to:

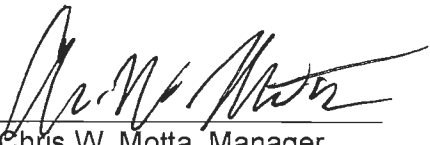
1. Recommend adoption of the Addendum to Program Environmental Impact Report No. 2018031066, certified on February 20, 2024, with the adoption of the General Plan Review and Zoning Ordinance Update; and
2. Recommend that the Board of Supervisors approve Amendment to Text Application No. 391 amending the text of Article 2, Chapter 810.2, Section 810.2.20.A and Section 810.2.030, Table 2.5, and Article 7 (Definitions) of the Fresno County Zoning Ordinance relating to Residential Zones as listed under Residential Zone Land Uses and Permit Requirements to include definitions for Discretionary, Ministerial, and By-right uses; and
3. Recommend that the Board of Supervisors approve a resolution and ordinance to correct a typographical error in Ordinance No. R-505-3871 and Resolution No. 24-410 to correct the parcel noted as APN: 449-040-05 from the R2 (Multi-Family Residential Low Density) Zone District to the R3 (Multi-Family Medium Density) Zone District; and
4. Recommend that the Board of Supervisors adopt a Resolution approving General Plan Amendment Application No. 576 updating the Housing Element of the General Plan, a Multi-Jurisdictional Housing Element for the Sixth Cycle Planning Period (2023-2031) and authorize the Director of the Department of Public Works and Planning, or authorized designee, to submit the Housing Element and make non substantive changes, if necessary subject to review and approval by County Counsel, to obtain California Department of Housing and Community Development approval; and
5. That Department Staff relay to the Board of Supervisors comments addressed to the Commission at its hearing by a member of the public; and
6. Direct the Secretary to prepare a Resolution forwarding the Commission's recommendation for approval to the Board of Supervisors.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Abrahamian, Quist, Arabian, Carver, Hill, Roman, and Zante
	No:	Commissioner Borchardt
	Absent:	Commissioner Whelan
	Abstain:	None

RESOLUTION NO. 13100

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 
Chris W. Motta, Manager
Development Services and Capital Projects Division

CWM:ca:jp:tm
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EXHIBIT A

GENERAL PLAN AMENDMENT NO. 576

- Staff: The Fresno County Planning Commission considered the Staff Report dated July 24, 2025, and heard a summary presentation by staff which included the following:
- The history behind the update
 - The proposed changes to the Goals and Policies of the Housing Element
 - Key programs from the Housing Element
- Others: One member of the public provided comments requesting formatting changes to the Housing Element document by adding numbered policies.
- No other members of the public addressed the Commission.
- Correspondence: Staff received no letters in support of the Housing Element Update.
- Staff received one letter requesting the formatting of the document to be changed by adding numbering to all of the programs and policies making it is easier for the public to reference those policies.
- No other correspondence was received in support of or in opposition to the project.



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. #11 July 24, 2025

SUBJECT: General Plan Amendment Application No. 576
Amendment to Text Application No. 391

LOCATION: Countywide

APPLICANT: County of Fresno

STAFF CONTACT: Yvette Quiroga, Principal Planner
(559) 600-0533

RECOMMENDATION:

- Recommend adoption of the Addendum to Program Environmental Impact Report No. 2018031066, certified on February 20, 2024, with the adoption of the General Plan Review and Zoning Ordinance Update; and
- Recommend that the Board of Supervisors approve Amendment to Text Application No. 391 amending the text of Article 2, Chapter 810.2, Section 810.2.20.A and Section 810.2.030, Table 2.5, and Article 7 (Definitions) of the Fresno County Zoning Ordinance relating to Residential Zones as listed under Residential Zone Land Uses and Permit Requirements to include definitions for Discretionary, Ministerial, and By-right uses; and
- Recommend that the Board of Supervisors approve a resolution and ordinance to correct a typographical error in Ordinance No. R-505-3871 and Resolution No. 24-410 to correct the parcel noted as APN 449-040-05 from the R2 (Multi-Family Residential Low Density) Zone District to the R3 (Multi-Family Medium Density) Zone District; and
- Recommend that the Board of Supervisors adopt a Resolution approving General Plan Amendment Application No. 576 updating the Housing Element of the General Plan, a Multi-Jurisdictional Housing Element for the Sixth Cycle Planning Period (2023-2031) and authorize the Director of the Department of Public Works and Planning, or authorized designee, to submit the Housing Element and make non substantive changes, if necessary subject to review and approval by County Counsel, to obtain California Department of Housing and Community Development approval; and

- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS

1. Addendum to the Fresno County General Plan Review Program Environmental Impact Report No. 2018031066
2. Sixth Cycle Housing Element Regional Housing Needs Allocation Analysis
3. Proposed Amendments to the Zoning Ordinance
4. Draft Sixth Cycle (2023-2031) Multi-Jurisdictional Housing Element Update Regional Section
5. Fresno County Draft Sixth Cycle (2023-2031) Multi-Jurisdictional Housing Element Update Appendix 1A

ENVIRONMENTAL ANALYSIS:

The California Environmental Quality Act (CEQA) requirements for General Plan Amendment (GPA) 576 and Amendment to Text (AT) 391 are addressed by an Addendum to the Environmental Impact Report (EIR) adopted by the Board of Supervisors on February 20, 2024, for the County's General Plan Review and Zoning Ordinance Update. Information provided in the Addendum provides the basis for the determination that a Subsequent EIR is not required, and the Planning Commission can rely on the original EIR located at:

<https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/development-services-division/planning-and-land-use/environmental-impact-reports/general-plan-review-zoning-ordinance-update-copy> and the Addendum. This Addendum is included in this Staff Report as Exhibit 1.

PUBLIC NOTICE:

Notice of public hearing was published in the Fresno Business Journal on July 2, 2025.

PUBLIC OUTREACH:

The County hosted two hybrid community workshops on Zoom and in-person for the Sixth Cycle Multi-Jurisdictional Housing Element (MJHE) update. The first workshop was held in Laton at the Laton Elementary School on September 19, 2022, from 6:00 pm to 7:30 pm; and the second workshop was in Del Rey at the Community District Hall on October 3, 2022, from 6:00 pm to 7:30 pm. The County hosted an additional virtual workshop on Zoom on October 12, 2022, from 5:00 pm to 7:00 pm. Flyers for the meetings were posted throughout the unincorporated communities of Del Rey and Biola. In addition, approximately 198 flyers were emailed to stakeholders, including agencies and organizations that provide housing for those with special needs, housing developers, lending institutions, service providers, and housing advocates. The workshops provided an opportunity for the public, agencies, and organizations to comment on the housing needs, opportunities and constraints for providing housing in the unincorporated areas while the draft Update was being prepared.

In addition, the Planning Commission, at its regularly scheduled meeting of September 15, 2022, conducted a study session on the draft Sixth Cycle Housing Element Update, and the

Board of Supervisors conducted a study session on September 20, 2022. The purpose of the study sessions was to present information regarding the Fresno County Sixth Cycle MJHE, including providing an overview of the Housing Element Update process, schedule, new laws enacted, and gathering initial input on potential housing issues and opportunities.

On September 1, 2023, October 4, 2024, December 12, 2024, February 28, 2025, and May 23, 2025, a draft of the Sixth Cycle Housing Element was made available for public comment. A total of eight letters were received, suggesting changes to the draft Element. These comments are addressed in Appendix 1A of the Housing Element, Exhibit 5 of this document. Additionally, County staff meet with Leadership Counsel for Justice and Accountability on May 21, 2025, to discuss various programs of the Housing Element and on June 24, 2025, with community member Radley Reep.

PROCEDURAL CONSIDERATIONS:

GPA's and AT of the Zoning Ordinance are legislative acts requiring final action by the Board of Supervisors. Recommendations from the Planning Commission in support of the GPA and AT are advisory actions requiring an affirmative vote from a majority of the Commission's total membership. A recommendation for approval is then forwarded to the Board of Supervisors for final action. In instances where the Planning Commission votes to deny a GPA and/or AT, the Commission's decision is final unless appealed to the Board of Supervisors within 15 days of the Commission's decision.

BACKGROUND INFORMATION:

The Housing Element is one of the elements mandated under state law to be included in the General Plan. The purpose of the Housing Element is to establish a comprehensive plan to address the housing needs in the unincorporated areas of Fresno County. The element addresses the housing needs of all economic segments of the County, including low- and moderate-income households and populations with special housing needs. State Law requires cities and counties to update their Housing Element on a regular basis. The current Housing Element adoption deadline for jurisdictions in Fresno County was December 31, 2023. In the past, Housing Elements were required to be updated every five years. Changes to State law extended the update cycle for local agencies with certified Housing Elements to every eight years. The current Housing Element planning period is for eight years, from 2023 through 2031. Prior to adopting the Housing Element, State law requires the State Department of Housing and Community Development (HCD) to review Housing Elements for compliance with State law. HCD certifies Housing Elements that are found to be in compliance.

Sixth Cycle Multi-Jurisdiction Update

In 2021, the Fresno Council of Governments (Fresno COG) assembled a Regional Housing Needs Allocation (RHNA) Technical Committee, consisting of representatives of Fresno County local governments, to discuss the methodology by which the total of 58,298 housing units for the Fresno County region determined by HCD would be distributed among the cities and the County. The development of the methodology was in anticipation of the Sixth Cycle Housing Element for the Planning Period of 2023, through 2031, that must be certified by HCD no later than December of 2023.

The Board of Supervisors adopted a resolution to commit to participating in the preparation of the Fresno County MJHE Update in collaboration with Fresno COG on April 5, 2022. On April 28, 2022, the Fresno COG Policy Board authorized the Executive Director to enter into an agreement with PlaceWorks to produce the Sixth-Cycle MJHE following a selection process.

On July 28, 2022, the Fresno COG Policy Board approved the RHNA Methodology, which was released for a 45-day window to submit appeals from September 1, 2022, through October 16, 2022. The RHNA Methodology determined the number of housing units in each of the four affordability tiers (very low-, low-, moderate-, and above moderate-income) assigned to each jurisdiction's housing element of its general plan.

The RHNA assigned to Fresno County is 2,350 housing units broken down into the following income tiers: 706 very low-income units, 391 low-income units, 370 moderate-income units, and 883 above moderate-income units (See Exhibit 2). On November 17, 2022, the Fresno COG Policy Board approved the Sixth Cycle RHNA Plan after no appeals were received.

On December 12, 2023, in order to meet the County's RHNA obligation, the Board of Supervisors approved GPA No. 570 to amend the Medium High Density Residential land use designation in the County adopted Bullard, Caruthers, Clovis, Del Rey, Fresno High-Roeding, and Riverdale Community Plans to allow a density of up to 20 dwelling units per acre, amend the County-adopted Del Rey Community Plan to expand the Del Rey Community Plan boundary to encompass an 18-acre parcel identified as APN 350-080-68T, and amend the County-adopted Bullard, Caruthers, Clovis, Del Rey, Fresno High-Roeding, and Riverdale Community Plans to re-designate seven parcels as Medium High Density Residential and approved an ordinance pertaining to Amendment Application 3860 to rezone four parcels to R-2 (Low Density Multiple Family Residential) Zone District, two parcels to R-3 (Medium Density Multiple Family Residential) Zone District, and separate portions of an additional parcel to R-3 and R-1 (Single Family Residential) Zone Districts.

On December 17, 2024, the Board of Supervisors adopted a resolution approving GPA No. 577 to amend the Medium High-Density Residential land use designation in the County-adopted Biola, Bullard, Caruthers, Clovis, Del Rey, Easton, Fresno High-Roeding, Friant – Friant Ranch, Lanare, Laton, Riverdale, Roosevelt, Shaver Lake, and Tranquillity Community Plans to allow a density of up to 23 dwelling units per acre (29 units net) to be consistent with the County General Plan's Medium High-Density Residential land use designation.

Additionally, the Board of Supervisors approved Amendment Application No. 3871, which rezoned 13 parcels from R-P (Residential and Professional Office), R-R (Rural Residential), AL-20 (Limited Agricultural), R-1, R-2, and R-2-A (Multi-Family Low Density) Zone Districts to the R-3 Zone District. These actions were taken to rezone and change the land use designations of parcels used to meet the RHNA housing units assigned to the unincorporated area of Fresno County.

GENERAL PLAN CONSISTENCY:

The Housing Element is a required element of the General Plan. State law requires that the Housing Element be consistent with the other elements of the jurisdiction's General Plan. The

policies and implementation programs in this Housing Element Update are consistent with the policies and implementation programs of other elements of the County's General Plan. However, if during the implementation of this Housing Element, any inconsistencies are identified, the County would need to amend its General Plan to maintain consistency with other elements of the General Plan. As other elements of the General Plan are amended in the future, the Housing Element must be reviewed and updated as necessary to ensure internal consistency is maintained.

ORGANIZATION OF THE SIXTH-CYCLE MULTI-JURISDICTIONAL HOUSING ELEMENT:

The Sixth Cycle Housing Element addresses housing needs and issues at the regional level as well as the local level. Accordingly, this Housing Element is organized into five sections and includes one Appendix as described below:

Section 0. Introduction: An introduction, reviewing the purpose, process, and scope of the Housing Element.

Section 1. Public Outreach and Engagement: A summary of the public outreach processes performed during the development of the Housing Element as well as the feedback received from outreach participants.

Section 2. Housing Needs Assessment: An analysis of the demographic profile, housing characteristics, and existing and future housing needs.

Section 3. Regional Fair Housing Assessment: An analysis of available federal, state, and local data to assess fair housing needs in the region.

Section 4. Opportunities for Residential Development: A summary of the land, financial, and organizational resources available to address the identified housing needs and goals. This section also includes an analysis of opportunities for energy conservation in residential development.

Section 5. Housing Constraints: An analysis of the potential market, governmental, and environmental constraints in the region.

Section 6. Housing Goals and Policies: The regional goals and policies that will help meet diverse housing needs

APPENDIX: The MJHE includes one Appendix.

Appendix 1 has a separate, lettered section for each jurisdiction specific Housing Element. Each section (Housing Element) is structured into the following subsections.

0. **Summary of Needs and Conditions:** Provides a summary of the jurisdiction's specific findings from the Housing Needs Assessment, Housing Constraints, and Sites Analysis.
1. **Action Plan:** Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals, including quantified objectives.
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA.

3. **Local Assessment of Fair Housing:** An analysis of available federal, state, and local data to assess fair housing needs in the jurisdiction.
4. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing along with an analysis of the at-risk units by jurisdiction and their preservation options.
5. **Review of Past Accomplishments:** When applicable, describes the progress with implementing the previous housing element's policies and actions.
6. **Public Outreach and Engagement:** A summary of the public outreach processes performed during the development of the Housing Element as well as the feedback received from outreach participants.

HOUSING GOALS AND POLICIES:

This eight-year Housing Element sets forth a comprehensive strategy and program of actions to address housing issues identified within the participating jurisdictions in Fresno County. The first section contains the shared goals and policies that the County of Fresno and the cities of Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, and Selma will all strive to achieve. Appendix 1 contains the specific programs to be implemented by each of the jurisdictions over the eight-year planning period.

Shared goals and policies:

1. New Housing Development

Every jurisdiction in Fresno County must plan to accommodate its agreed upon fair share of the regional housing needs. As a region, the total housing needed over the 2023-2031 Regional Housing Needs Allocation (RHNA) projection period is 58,298 units. For the jurisdictions participating in the Multi-jurisdictional Housing Element, the total RHNA is 49,321 units. This includes 12,666 very low-income units, 7,595 low-income units, 7,599 moderate-income units, and 21,462 above moderate-income units. This Housing Element reflects the shared responsibility among the cities and the unincorporated County to accommodate the housing needs of all economic segments of the community.

Goal: Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.

2. Affordable Housing

The shortage of affordable housing is an issue facing most communities in California. In Fresno County, nearly half of all households are considered "cost-burdened," paying more than 30 percent of their income on housing costs. For lower-income households, this rate is even higher – nearly three-quarters of lower-income households are cost-burdened. Building affordable housing has become even more challenging after the State eliminated redevelopment agencies, depriving jurisdictions of the largest source of local funding for affordable housing. At the same

time, State and Federal funding for affordable housing has also been reduced. While the region faces many challenges in meeting their housing needs for lower-income residents, there are several actions jurisdictions can take to facilitate affordable housing.

Goal: Encourage and facilitate the development of affordable housing.

3. Housing and Neighborhood Conservation

The existing affordable housing stock is a valuable resource and conserving and improving the existing affordable housing stock is a cost-effective way to address lower-income housing needs. Actions are needed to monitor the status of these units and work with non-profits and the private sector to preserve affordable housing. In addition, improvements are needed to maintain existing ownership housing and the quality of residential neighborhoods.

Goal: Improve and maintain the quality of housing and residential neighborhoods.

4. Special Needs Housing

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. Special needs groups include persons experiencing homelessness; single-parent households; seniors; persons with disabilities including developmental disabilities; farmworkers; and large households.

Goal: Provide a range of housing types and services to meet the needs of individuals and households with special needs.

5. Fair and Equal Housing Opportunities

Federal and State laws ensure all persons, regardless of their status, have equal opportunities to rent or purchase housing without discrimination. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive program.

Goal: Affirmatively Furthering Fair Housing (Government Code Section (65583(C)(C)(5) & (10) by securing safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other factors.

6. Energy Conservation and Sustainable Development

High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. While new construction can help achieve energy conservation goals, more than half of the housing stock in the region was built before California's energy code was adopted in the 1980s. Consequently, the existing building stock offers considerable opportunity for cost-effective energy efficiency retrofits to decrease energy consumption.

Goal: Encourage energy efficiency in all new and existing housing.

IMPLEMENTATION PROGRAMS:

Appendix 1A includes information and Implementation Programs specific to the unincorporated area of Fresno County.

Section 1A-1, Action Plan, contains Fresno County's specific implementation programs to be carried out over the planning period to address the regional housing goals and policies. These implementation programs address the following:

1. Regional Collaboration on Housing Opportunities
2. Review Annexation Standards in Memorandum of Understanding
3. Collaborative Effort to Reduce Homelessness
4. Homeless/Unhoused Needs
5. Access and Transforming Health
6. Permanent Supportive Housing
7. Room and Board Support and Technical Assistance
8. Housing Navigation and Linkage Services
9. Scattered Site Master Leasing Housing
10. Housing Coordination and Consultation
11. Recovery Housing
12. Youth Homeless Prevention
13. Seniors/Persons with Disabilities
14. Adequate Sites
15. Lot Merger and Subdivision
16. Coordination of Infrastructure and Services
17. Affordable Housing Incentives
18. Extremely Low-Income Households
19. Preservation of At-Risk Housing Units
20. Zoning Ordinance Amendments
21. Monitoring of Planning and Development Fees
22. Preliminary Applications (SB 330) and Streamlined Approval (SB 35)
23. Housing Preservation and Rehabilitation
24. Code Enforcement
25. Homeownership Assistance
26. Housing Choice Voucher Rental Assistance
27. Rental Assistance
28. Energy Conservation
29. Fair Housing Monitoring, Outreach, and Referral
30. Access to Education
31. Access to Employment
32. Improving Accessibility and Safety on Roads and Streets
33. Improving Housing Options
34. Racially Concentrated Areas of Affluence (RCAA)
35. Housing for Farmworkers

Other sections of Appendix 1A include the following:

Section 1A-2, Site Inventory - includes a discussion on Sixth Cycle RHNA, units constructed, available vacant sites to accommodate housing RHNA for all income groups and a listing of all available sites identified to accommodate RHNA by Assessor Parcel Number (APN).

Section 1A-3, Local Assessment of Fair Housing - includes a discussion on the County's Assessment of Fair Housing (AFH). All Housing Elements due on or after January 1, 2021, contain an AFH. This section is organized by fair housing topics starting with the regional assessment and then the local assessment. This section also includes an analysis of the Housing Element's sites inventory as compared with fair housing factors.

Section 1A-4, Constraints - includes a discussion on governmental constraints that would affect the availability and affordability of housing on all segments of population in Fresno County's unincorporated area and actions and recommendations that could be taken to remove the constraints to the extent feasible. This section also includes a table regarding progress made toward accomplishing the previous RHNA cycle.

Section 1A-5, Review of Past Accomplishments - includes a discussion on the review of the previous Housing Element. California Government Code Section 65588 requires local governments evaluate the following (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the Housing Element. (4) The effectiveness of the Housing Element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583."

Section 1A-6, Public Outreach and Engagement - includes a discussion on the Public Outreach and Engagement conducted by the County during the development of the 6th Cycle Housing Element. All engagement efforts and comments received, including responses to those comments, during the development of the Housing Element.

REVIEW LETTERS RECEIVED FROM HCD

Staff submitted the Draft Housing Element for a 90-day review on December 18, 2023, and received a comment letter from HCD on March 15, 2024. Staff worked with HCD staff and the revised document responding to HCD's comments was sent to HCD on October 24, 2024. The County received a comment letter from HCD on December 23, 2024, and staff continued to work with HCD and submitted a revised document responding to HCD's comments on April 7, 2025. The County received comments from HCD on June 6, 2025.

In the June 6, 2025, comment letter, HCD stated that the revised Draft Housing Element meets the statutory requirements that were described in HCD's review on December 23, 2024, however, the Housing Element cannot be found in substantial compliance until the County has completed Program 14 to rezone sites to accommodate the RHNA pursuant to Government Code section 65583.2, subdivisions (h) and (i). The Housing Element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) once rezoning, which includes the changes to the County's Zoning Ordinance, is completed to meet all statutory requirements

and the element is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

PROPOSED ZONING ORDINANCE AMENDMENTS:

On June 6, 2025, the County received a letter from HCD which stated that the Housing Element cannot be found in substantial compliance until the County has completed Program 14 to rezone sites to accommodate the RHNA pursuant to Government Code section 65583.2, subdivisions (h) and (i). To complete the rezone actions taken earlier revisions to the text of the County's Zoning Ordinance are required. Exhibit 3 attached to the Staff Report is a draft Ordinance which would amend the Zoning Ordinance. The revisions to the Zoning Ordinance relate to Residential Zones as listed under Residential Zone Land Uses and Permit Requirements to include definitions for Discretionary, Ministerial, and By-right uses.

PROPOSED CHANGES TO ADOPTED RESOLUTION AND ORDINANCE

During the December 17, 2024, Board meeting the Board of Supervisors adopted Resolution No. 24-410 and Ordinance No. R-505-3871. After the meeting, staff discovered a typographical error in the documents regarding APN 449-040-05 which should have been identified as R-3 (Medium High Density Residential) rather than R-2 (Low Density Multiple Family Residential). Staff will be requesting the BOS to approve a resolution and ordinance to correct the typographical error.

CONCLUSION AND NEXT STEPS

Approval of the proposed Sixth Cycle MJHE is necessary to ensure that the County's housing policies and programs properly address changing conditions and circumstances. The Department of Public Works and Planning undertook an extensive public noticing and outreach effort to engage the general public and key stakeholders as part of the update process. Staff submitted the Draft Housing Element to HCD several times and on June 6, 2025, HCD responded to the May 23, 2025, County Draft Housing Element with a conditional approval letter. The letter included the required changes recommended in this item in order to receive a compliance letter from HCD.

A public hearing for adoption of the Sixth Cycle MJHE Update is scheduled before the Board of Supervisors on August 19, 2025. Following adoption of the Final Draft Housing Element by the Board, the Adopted Housing Element will be forwarded to HCD for the statutory 90-day review for certification.

PLANNING COMMISSION MOTIONS:

Recommended Action (Approval Action)

- Recommend adoption of the Addendum to Program Environmental Impact Report No. 2018031066, certified on February 20, 2024, with the adoption of the General Plan Review and Zoning Ordinance Update; and
- Recommend that the Board of Supervisors approve Amendment to Text Application No. 391 amending the text of Article 2, Chapter 810.2, Section 810.2.20.A and Section 810.2.030,

Table 2.5, and Article 7 (Definitions) of the Fresno County Zoning Ordinance relating to Residential Zones as listed under Residential Zone Land Uses and Permit Requirements to include definitions for Discretionary, Ministerial, and By-right uses; and

- Recommend that the Board of Supervisors approve a resolution and ordinance to correct a typographical error in Ordinance No. R-505-3871 and Resolution No. 24-410 to correct the parcel noted as APN 449-040-05 from the R2 (Multi-Family Residential Low Density) Zone District to the R3 (Multi-Family Medium Density) Zone District; and
- Recommend that the Board of Supervisors adopt a Resolution approving General Plan Amendment Application No. 576 updating the Housing Element of the General Plan, a Multi-Jurisdictional Housing Element for the Sixth Cycle Planning Period (2023-2031) and authorize the Director of the Department of Public Works and Planning, or authorized designee, to submit the Housing Element and make non substantive changes, if necessary subject to review and approval by County Counsel, to obtain California Department of Housing and Community Development approval; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

June 2025 | General Plan EIR Addendum

ADDENDUM TO THE PROGRAM EIR
SCH No. 2018031066
FOR THE
**GENERAL PLAN REVIEW AND ZONING
ORDINANCE UPDATE**
County of Fresno

Prepared for:

County of Fresno
Public Works and Planning Department
2200 Tulare Street
Fresno, California 93721

Prepared by:

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ATTACHMENT B
EXHIBIT 1

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A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the County of Fresno Public Works and Planning Department, 2200 Tulare Street, Fresno, California 93721.

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1. Addendum

1. Addendum

1.1 BACKGROUND

The County of Fresno is proposing to adopt the Sixth-Cycle Housing Element and to make minor amendments to the Zoning Ordinance in order to identify the County's strategy and programs to comply with state housing law, addressing both existing and future housing needs. (proposed project).

In December 2024, the County rezoned parcels in order to accommodate the lower income portion of its 2023-2031 Regional Housing Needs Allocation (RHNA). These parcels are listed in the Housing Element for documentation of the County's RHNA capacity, but no further changes are needed or proposed that would intensify or alter the General Plan or Zoning categories for these parcels. The Housing Element Update incorporates these rezoned parcels into the County's housing strategy to address future housing needs.

The County's Program Environmental Impact Report for the General Plan Review and Zoning Ordinance Update (General Plan EIR) anticipated the overall RHNA and the policies in the General Plan address the physical impacts resulting from anticipated development in Fresno County and so serves, with addendum, as the environmental documentation for the County's amendments to the General Plan and Zoning Ordinance. This addendum to the County's General Plan EIR (certified in February 2024; State Clearinghouse Number 2018031066) demonstrates that the analysis in the General Plan EIR adequately addresses the potential physical impacts associated with implementation of this proposed project and the proposed project would not trigger any of the conditions described in CEQA Guidelines Section 15162 calling for further environmental review.

1.2 GENERAL PLAN EIR

Table 1-1 summarizes the topics discussed in the General Plan EIR where potential impacts were found to be significant and unavoidable, even with applicable mitigation. While the measures from the General Plan EIR, as well as compliance with applicable laws, regulations, and goals and policies of the General Plan reduce potentially significant impacts to a less than significant level for most topics, the topics of agriculture, air quality, cultural resources, geology and soils, greenhouse gas emissions, transportation, tribal cultural resources, utilities and service systems, and wildfire have significant and unavoidable impacts.

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Table 1-1: General Plan EIR Impact Summary of Significant and Unavoidable Impacts

Topic	Significant and Unavoidable Impacts
Agriculture	Impact AG-1. The GPR/ZOU is designed to encourage the continued operation of existing agriculture lands and Forest lands in The Planning Area. However, buildout of the GPR/ZOU could result in the conversion of Farmland or forestland to nonagricultural use. Therefore, impacts would be significant and unavoidable. Impact AG-2. Buildout of the GPR/ZOU could result in conflicts to existing zoning for agricultural uses and Williamson Act contracts. Therefore, impacts would be significant and unavoidable.
Air Quality	Impact AQ-1. Development facilitated by the GPR/ZOU would generate construction and Operational-related emissions. Emissions generated by the GPR/ZOU would conflict with implementation of the 2016 Ozone Plan and 2018 PM2.5 Plan. Implementation of policies in the GPR/ZOU, compliance with existing regulations, and mitigation measures would not be sufficient to demonstrate consistency with the 2016 Ozone Plan and 2018 PM2.5 Plan. Impacts would be significant and unavoidable. Impact AQ-2. Individual development projects carried out under the GPR/ZOU would generate construction and operational-related emissions. Implementation of Plan policies, compliance with existing regulations, and implementation of proposed mitigation would reduce construction and operational emissions, but emissions would remain above applicable thresholds. impacts would be significant and unavoidable. Impact AQ-3. Individual development projects carried out under the GPR/ZOU would generate construction- and operational-related emissions that may expose sensitive receptors to substantial pollutant concentrations. Such emissions may result in adverse impacts to local air quality. Implementation of Plan policies and compliance with existing regulations would reduce emissions, but not below the level of significance. Impacts would be significant and unavoidable.
Cultural Resources	Impact CR-1. Implementation of the GPR/ZOU has the potential to impact built environment historical resources. Impacts would be significant and unavoidable even with the incorporation of mitigation. Impact CR-2. Implementation of the GPR/ZOU has the potential to impact archaeological resources. Impacts would be Significant and unavoidable, even with the incorporation of mitigation.
Geology and Soils	Impact GEO-5. Individual development projects facilitated by the GPR/ZOU may result in ground disturbance that has the potential to directly or indirectly destroy a paleontological resource or unique geologic feature. 2042 General Plan Policies would ensure that individual discretionary development projects are reviewed, designed, and mitigated to reduce potential impacts to paleontological resources; however, this policy would not apply to all development facilitated by the GPR/ZOU. This would be a potentially significant impact, and there would be no feasible mitigation. Therefore, impacts would be significant and unavoidable.
Greenhouse Gas Emissions	Impact GHG-1. development envisioned under the GPR/ZOU would generate both short-term and long-term GHG emissions. Implementation of the GPR/ZOU would result in GHG emissions exceeding the locally applicable, project-specific efficiency thresholds. Impacts would be significant and unavoidable.
Transportation	Impact T-2. The proposed Fresno County GPR/ZOU would result in an increase in VMT per capita and an increase in VMT per employee above 87 percent of the baseline 2019 countywide conditions. VMT per capita and VMT per employee impacts from implementation of the proposed GPR/ZOU would be significant and unavoidable.
Tribal Cultural Resources	Impact TCR-1. Implementation of the proposed project has the potential to impact tribal cultural resources. Impacts would be significant and unavoidable.
Utilities and Service Systems	Impact UTL-1. Development facilitated by the GPR/ZOU would require new connections to existing utilities, and may require new or expanded utility infrastructure to accommodate future growth, particularly for the provision of water supply and wastewater treatment. Improvements would also be required for stormwater drainage, electricity, natural gas, and telecommunications, which may require the construction of new facilities. Future development would be consistent with goals and policies in the 2042 General Plan which help to reduce impacts.

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Table 1-1: General Plan EIR Impact Summary of Significant and Unavoidable Impacts

Topic	Significant and Unavoidable Impacts
	However, it is not known where or how extensive new facilities would be required; therefore potential impacts would be significant and unavoidable. Impact UTL-2. Development facilitated by the GPR/ZOU would result in incrementally increased water demands tied to population growth. Although future development would be consistent with goals and policies in the 2042 General Plan, including for water supply availability and reliability, it cannot be determined whether sufficient water supplies are available to accommodate this growth. Impacts would be significant and unavoidable. Impact UTL-3. Development facilitated by the GPR/ZOU would increase wastewater production, and sufficient treatment capacity is available at the existing Fresno-Clovis RWRF to accommodate this increase. However, because the location of future growth is not known, it cannot be determined whether all new wastewater would be diverted to the Fresno-Clovis RWRF, or if new wastewater treatment facilities would be required. Therefore, although future development would be consistent with goals and policies in the 2042 General Plan to minimize impacts, if new wastewater treatment facilities would be necessary to accommodate growth locations, impacts would be significant and unavoidable. Impact UTL-4. Development facilitated by the GPR/ZOU would increase solid waste generation in the county. Future development would be required to comply with State and local regulations related to solid waste, as well as applicable goals and policies in the 2042 General Plan. However, the existing landfill which accommodates most solid waste disposal in the county will reach capacity in 2031, and alternate disposal location(s) have not yet been identified or developed. Therefore, sufficient solid waste disposal capacity is not currently available to accommodate anticipated growth. impacts would be significant and unavoidable.
Wildfire	Impact WFR-2. The GPR/ZOU would not facilitate urban development in areas most susceptible to wildfire. Prevailing wind and slopes would generally spread fire away from areas where urban development is envisioned. However, there remains a possibility that development under the GPR/ZOU would occur in areas in proximity to MFHSZ, HFHSZ, and VHFHSZ that could lead to a significant risk of loss, injury, or death involving wildland fires. Impacts would be significant and unavoidable.

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1.3 PROJECT DESCRIPTION

Under the proposed project the County of Fresno is proposing to amend the General Plan and Zoning Ordinance to adhere to state housing law, including minor zoning text amendments to provide additional clarity on development processing procedures.

1.3.1 Housing Element Update

The County is required by law to update its Housing Element to address the eight-year planning period of 2023-2031 (Sixth Cycle) and the associated housing needs of existing and future residents. The Sixth-Cycle Housing Element covers the same topics and largely retains the same structure as the Fifth-Cycle Housing Element, with the Sixth-Cycle update adding further narrative based on new state laws the certification process: a summary of needs and conditions, more in-depth analysis of fair housing conditions, and a more detailed summary of public outreach. The majority of the Housing Element documents the socioeconomic and demographic makeup of the County, past trends related to fair housing, current regulations for housing and similar uses, and the performance of the County's past housing programs. This information is purely a restatement of historical patterns and the existing setting.

The only two sections of the Housing Element that reflect potential future activity are the Sites Inventory section, which describes the land inventory needed to address the County's fair share of potential future housing growth, and the Action Plan section, which identifies the programs, actions, and resources the County will take and/or make available to address existing and future housing needs.

As discussed in the updated Element, the County's RHNA for the 2023-2031 planning period is 2,350 units. The County's obligation is only to demonstrate that there is sufficient land with the appropriate General Plan land use designation and zoning to accommodate the 2,350-unit RHNA. The County is neither required to build the units detailed in the RHNA nor are property owners required to build the units detailed in the RHNA. While there is enough housing capacity in the existing General Plan to accommodate the entire RHNA, the State Department of Housing and Community Development (HCD) establishes additional criteria to demonstrate capacity for the lower income portion of the RHNA. Based on coordination with HCD, the County must identify capacity on parcels designated with higher density land use zoning to address 769 units of the lower income RHNA. The capacity to accommodate the balance of the County's lower, moderate, and above moderate income RHNA is documented in the Housing Element through parcels that are already consistent with the currently adopted General Plan and Zoning and development applications that have already completed or are underway with the entitlement process. The updated Housing Element documents the residential capacity on these parcels that exist independently of the Housing Element.

The County's housing strategy primarily focuses on addressing the housing needs of existing residents through programs that facilitate financial assistance, streamlining regulations, and affirmatively furthering fair housing. The only programs that overlap with the direct development of new housing are those committing the County to maintain an adequate land inventory to accommodate any unmet RHNA allocation, should the current inventory be developed in a manner that falls short during the planning period. This includes the identification of parcels that were recently redesignated and rezoned to accommodate the remaining 759 units of lower

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income RHNA. These land use changes were completed in December 2024 and are not part of the proposed project.

1.3.2 Zoning Ordinance Text Update

The County adopted Ordinance No. R-505-3871 and Resolution No. 24-410 on December 17, 2024, to change the Zoning and General Plan consistent with the “Future” designations for parcels listed in Table 1A-8 of the Housing Element. While the adopted Ordinance and Resolution referenced adherence to State law that concerns minimum density and by-right processing requirements, HCD requested that the County adopt specific language in its Zoning Ordinance to ensure consistency with State law is explicit and clear. Accordingly, the County is proposing the following text amendments.

Article 2: Zones, Allowable Land Uses

- Add #3 to 810.2.020 to describe by right processing requirements related to sites rezoned for lower income housing.
- Add note to Table 2-5 to reference 810.2.020 on minimum density requirements.

Article 7: Definitions:

- Add "By right" as a definition, drawing language directly from California Government Code section 65583.2(i) and from HCD's Sites Inventory Guidebook, page 12.
- Add “Ministerial” definition that direct back to the “By right” definition.

These changes merely reflect existing State law and are consistent with the County’s previously adopted Ordinance No. R-505-3871 and Resolution No. 24-410.

1.4 PURPOSE OF AN EIR ADDENDUM

An addendum to a General Plan EIR is appropriate when the proposed changes are ‘minor’ in the context of the original General Plan Update. When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

1. Addendum

- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) reads:

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation Programs or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation Program or alternative; or
 - (d) Mitigation Programs or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation Program or alternative.

This document provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to consider the proposed project.

1. Addendum

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2. CEQA Analysis

1.5 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to economic development, agriculture and land use, transportation and circulation, public facilities and services, open space and conservation, health and safety, environmental justice, and housing. The General Plan incorporates policies and implementation programs that guide future short- and long-term decision making, the creation and execution of master plans, the formation and refinement of budgets and capital improvements, and the regulation of development through the application and enforcement of various codes and ordinances. Many of these policies and programs are also designed to address and mitigate environmental impacts related to implementing the General Plan. The policies of the General Plan and the existing development standards apply to all development in the unincorporated county and would continue to apply to the lands that are the subject of the proposed project.

As previously stated, the majority of the Housing Element documents the socioeconomic and demographic makeup of the County, past trends related to fair housing, current regulations for housing and similar uses, and the performance of the County's past housing programs. This information is purely a restatement of historical patterns and the existing setting. The only two sections of the Housing Element that reflect potential future activity are the Sites Inventory section, which describes the land inventory needed to address the County's fair share of potential future housing growth, and the Action Plan section, which identifies the programs, actions, and resources the County will take and/or make available to address existing and future housing needs.

As discussed in the updated Element, the County's RHNA for the 2023-2031 planning period is 2,350 units. The County's obligation is only to demonstrate that there is sufficient land with the appropriate General Plan land use designation and zoning to accommodate the 2,350-unit RHNA. The County is neither required to build the units detailed in the RHNA nor are property owners required to build the units detailed in the RHNA.

With the adoption of Ordinance No. R-505-3871 and Resolution No. 24-410 on December 17, 2024, the County completed its rezoning efforts to accommodate its RHNA allocation. Accordingly, all the required zoning is currently in place and has been addressed by prior planning efforts and associated environmental clearances (specifically an addendum to the Program EIR certified in February 2024; State Clearinghouse Number No. 2018031066).

As previously stated, the proposed Zoning Ordinance text amendments merely reflect existing State law and are consistent with the County's previously adopted Ordinance No. R-505-3871 and Resolution No. 24-410.

The policies and regulations identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR. Examples of General Plan policies are listed below:

2. CEQA Analysis

- Policy OS-A.20 Minimization of Sedimentation and Erosion. The County shall minimize sedimentation and erosion through control of grading, cutting of trees, removal of vegetation, placement of roads and bridges, and use of off-road vehicles. The County shall discourage grading activities during the rainy season unless adequately mitigated to avoid sedimentation of creeks and damage to riparian habitat.”
- Policy OS-A.21 Best Management Practices. The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff.
- Policy OS-E.2 Construction Buffers. The County shall require adequate buffer zones between construction activities and significant wildlife resources, including both onsite habitats that are purposely avoided and significant habitats that are adjacent to the project site, in order to avoid the degradation and disruption of critical life cycle activities such as breeding and feeding. The width of the buffer zone should vary depending on the location, species, etc. A final determination shall be made based on informal consultation with the US Fish and Wildlife Service and/or the California Department of Fish and Wildlife.
- OS-G.12 Architectural Coating Reactive Organic Gases Content Limits. The County shall require future development projects under the GPR/ZOU, to the maximum extent feasible, to use architectural coating materials, as defined in the San Joaquin Valley Air Pollution Control District’s (SJVAPCD) Rule 4601, that are zero-emission or have a low-ROG content (below 10 grams per liter). Where such ROG coatings are not available, or feasible, the coating with the lowest ROG rating available shall be used. These measures shall be noted on all construction plans, and the County shall perform periodic site inspections during construction to verify compliance.
- HS-H.1 Minimize Noise Impacts. The County shall require that all proposed development incorporate design elements necessary to minimize adverse noise impacts on surrounding land uses.

Moreover, the County requires building permit and development review process which is independent of the CEQA process. As well, prior to issuance of any building permit, a project applicant is required to pay development fees, which would address potential impacts to public services and regional transportation improvements.

Therefore, these amendments to the General Plan and Zoning Ordinance would not result in new significant effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the General Plan EIR. Furthermore, the amendments to the General Plan and Zoning Ordinance do not approve any specific development and any future project(s) would have to undergo environmental review, consistent with CEQA.

2. CEQA Analysis

1.6 FINDINGS

The following identifies the standards set forth in Section 15162 of the CEQA Guidelines as they relate to the proposed project.

1. **No substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and 2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The proposed project will update the Housing Element and Zoning Ordinance to demonstrate compliance with State law through minor changes in policy direction and programmatic support to direct financial and technical resources to support existing households and support the development of new housing on sites already designated and zoned for housing. The proposed project does not contain any changes to land use that would result in any increase in developable acres or population growth. Therefore, the proposed project would not change the conclusions of the EIR and would not require revisions to the General Plan EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows:

- a. **The project will have one or more significant effects not discussed in the previous EIR.**

The proposed project would establish policy direction and programmatic support to construct dwelling units throughout the unincorporated areas of the County. Construction of dwelling units was projected in the General Plan and evaluated in the General Plan EIR. No changes to land use are proposed that would result in any increase in developable acres or population growth. Rather, the County is, through the Housing Element Update, identifying where growth may be accommodated in order to address the requirements of State law and to provide for an efficient development pattern by placing more housing next to services, thereby reducing vehicle miles traveled and expanding housing opportunities for a wide range of households.

The policies and mitigation measures identified in the General Plan EIR, and all existing regulations, would continue to apply to all development and would have the same mitigating effect as disclosed in the General Plan EIR. As the type and style of development described in the Housing Element is similar to housing projected in the General Plan and EIR, there is no new information that was not known and could not have been known at the time the General Plan EIR was certified demonstrating that the project would have one or more significant effects not discussed in the previous EIR. The process of development and construction of vacant land rural residential housing units (half-acre lots) effectively disturbs the land as

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much as more intense residential development. Additionally, multifamily patterns of development tend to result in a more efficient use of resources and lower emissions compared to rural growth patterns.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The proposed project would not substantially change the significant impacts as those disclosed in the General Plan EIR. The General Plan policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all new development, including sites listed in the Housing Element. These policies would have the same mitigating effect as disclosed in the General Plan EIR. There is no new information that would demonstrate that significant effects examined would be substantially more severe than shown in the General Plan EIR.

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

All policies and mitigation measures identified in the General Plan EIR would continue to apply to all development in the unincorporated county and would have the same mitigating effect as disclosed in the General Plan EIR. The proposed project would not change the assumptions described in the General Plan EIR and therefore would not substantially change the conclusions of the EIR or require new mitigation measures.

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. No changes to land use are proposed that would result in any increase in developable acres or population growth. No new mitigation measures or alternatives to the proposed project would be required.

1.7 DETERMINATION

For the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum.

EXHIBIT 2

Sixth Cycle Housing Element Regional Housing Needs Allocation (RHNA) Analysis

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income categories and groups. Prior to each Housing Element update cycle, based upon a determination of future housing needs for the entire County, the state determines the Regional Housing Need Allocation for Fresno County. For the 2023-2031 Sixth Cycle, it was determined to be 58,298 units. The Fresno Council of Governments (COG) as the responsible entity, in cooperation with its member jurisdictions, developed a methodology for the distribution of the RHNA, to local governments in Fresno County. Based on the methodology developed by Fresno COG, the housing needs for the Fresno County region were then distributed to local governments in Fresno County. For every RHNA planning period, cities and counties are required to update their housing elements to demonstrate that there are "adequate sites" available to accommodate their RHNA allocation.

Fresno County Sixth-Cycle Housing RHNA

Fresno County's Sixth-Cycle RHNA covers December 31, 2023, through December 31, 2031. For the Sixth-Cycle update, Fresno County was assigned a RHNA of 2,350 units, in the following income categories:

- Very Low Income: 706 units
- Low Income: 391 units
- Moderate Income: 370 units
- Above Moderate Income: 883 units

The County must show that adequate sites are available to accommodate the units in each income category.

Available Vacant Sites to Accommodate County's Sixth-Cycle RHNA

On December 12, 2023, and on December 17, 2024, the BOS approved the rezone of a total of 21 parcels to meet the County's RHNA Allocation. The sites identified in the vacant site inventory (see Table 2A-5 in Appendix 2A of the Housing Element) would fully accommodate the County's Sixth-Cycle RHNA.

RHNA Summary

Table 1A-9 provides a summary of the County's ability to meet the 2023-2031 RHNA. The total RHNA for the 2023-2031 RHNA is 2,350 units, including 706 very low-income units, 391 low-income units, 370 moderate-income units, and 883 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, the County has a surplus capacity of approximately 346 units.

Table 1A-9: Summary of Capacity to Accommodate the RHNA

	Very Low	Low	Moderate	Above Mod	Total
Planned or Entitled Units	97	176	403	614	1,290
Projected Manufactured Homes	3	58	7	-	68
Projected Rural Single-Family Homes	-	-	189	284	473
Currently Zoned Capacity on Vacant Land¹	102		-	-	102
Rezoned Capacity on Vacant Land¹	763		-	-	763
SUBTOTAL	1,199		599	898	2,696
RHNA 2023-2031	1,097		370	883	2,350
Surplus Capacity	102		229	153	346

Note:

1. As permitted by HCD, capacity can be merged to address the combined very low- and low-income RHNA.

EXHIBIT 3**Amendment to Text Application No. 391**

The amended text is noted below with proposed additions to text illustrated in red and underlined.

Zoning Ordinance will be added to as follows:

Amendment to Article 2, Chapter 810.2, Section 810.2.020.A.3, Residential Zone Land Uses and Permit Requirements, Allowed land uses:

3. The following types of residential projects shall be allowed by right pursuant to California Government Code section 65583.2(h) and (i): residential projects that include owner-occupied and/or rental multi-family residential units located on sites identified for rezoning in in Table 1A-8 of the 2023-2031 Housing Element in order to meet the lower income Regional Housing Needs Allocation (RHNA), provide appropriate densities, and incorporate a minimum of 20 percent of the units in the development as affordable to lower income households. Additionally, any site listed in Table 1A-8 that was rezoned on or after January 1, 2024, that is identified for lower income capacity must be developed at a minimum density of 20 units per acre pursuant to California Government Code section 65583.2(c)(3).

Amendment to Article 2, Chapter 810.2, Section 810.2.030, Table 2-5, Residential Zone General Development Standards:

<u>Development Feature</u>	<u>R-3, R-3-A</u>
Maximum (Gross) Population Density	1 DU/1,500 sq. ft. (with both community water supply and public sewage disposal systems) (As determined by the Health Department upon the basis of soil analysis tests for parcels without both community water supply and public sewage disposal systems, but not less than 1 DU/1,500 sq. ft.) Exceptions noted in Section 820.3.040.B <u>See Section 810.2.020.A.3 for minimum density requirements for select sites listed in the Housing Element.</u>

Amendment to Article 7, - Definitions, By right:

By right. A use that is allowed without discretionary review or approval that would not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of a site shall be subject to all laws, including, but not limited to, the local government ordinance implementing the Subdivision Map Act. A by right use may still be subject to design review, provided that the design review does not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. The by-right approval process may also be referred to as a ministerial approval process, where the review of a project is based upon fixed/mandatory standards and does not involve the use of personal judgement.

Amendment to Article 7, - Definitions, Discretionary:

Discretionary. A use or project that is not classified as by right/ministerial and constitutes a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code (CEQA). These projects are subject to review based on best practices and expert judgment rather than fixed/mandatory requirements. Discretionary review typically includes evaluation based on required findings, public notice, public hearing, inclusion of conditions of approval (and or Mitigation Measures), decision by an appointed and/or elected body and the opportunity to appeal.

Amendment to Article 7, - Definitions, Ministerial:

Ministerial. See “By right.”



Fresno Multi-Jurisdictional 2023-2031 Housing Element

Public Hearing Draft - June 2025



A Regional Plan for Addressing Housing Needs

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

Credits

Participating Jurisdictions

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

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INTRODUCTION

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of its general plan. In California, it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Fresno County and 14 of the 15 cities in Fresno County, with the help of the Fresno Council of Governments (FCOG), are preparing a Multi-Jurisdictional Housing Element for the fifth round of housing element updates. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional plan addressing housing needs through a single certified housing element for all 15 participating jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs. The following jurisdictions are participating in the effort: Fresno County and the cities of Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, and Selma.

State Housing Element requirements are framed in the California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6. The law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing housing elements for compliance with State law and by reporting its written findings to the local jurisdiction. Although State law allows local governments to decide when to update their general plans, State Housing Element law mandates that housing elements be updated every eight years. The Multi-Jurisdictional Housing Element will cover the planning period of December 31, 2023, through December 31, 2031, and must be adopted and submitted to HCD for certification by December 31, 2023. The Housing Element must include: 1) an identification and analysis of existing and projected local housing needs; 2) an identification of resources and constraints; and 3) goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

HOUSING ELEMENT PURPOSE

This document is the 2023-2031 Housing Element for 15 jurisdictions in Fresno County, including unincorporated Fresno County. The purpose of the housing element is to identify a community's current housing needs; state the region's goals and objectives regarding housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

GENERAL PLAN CONSISTENCY

The Housing Element is a required element of the General Plan. State law requires that the Housing Element be consistent with the other elements of the jurisdictions' general plan. The policies and implementation programs in this Housing Element are consistent with the policies and implementation programs in the other elements of each jurisdiction's general plan. However, if during the implementation of this Housing Element, any inconsistencies are identified, a local government would need to amend its general plan to maintain consistency with other elements of the general plan. As other elements of the general plan are amended in the future, the local governments will review and revise as necessary to ensure internal consistency is maintained. The newest required General Plan element addresses the topic of Environmental Justice. As each jurisdiction makes the next updates to their General Plan, Environmental Justice will be addressed.

HOUSING ELEMENT ORGANIZATION

The Housing Element is organized into the following major sections:

- **Section 0. Introduction:** An introduction, reviewing the purpose, process, and scope of the Housing Element.
- **Section 1. Public Outreach and Engagement:** A summary of the public outreach processes performed during the development of the Housing Element as well as the feedback received from outreach participants.
- **Section 2. Housing Needs Assessment:** An analysis of the demographic profile, housing characteristics, and existing and future housing needs.
- **Section 3. Regional Fair Housing Assessment:** An analysis of available federal, state, and local data to assess fair housing needs in the region.
- **Section 4. Opportunities for Residential Development:** A summary of the land, financial, and organizational resources available to address the identified housing needs and goals. This section also includes an analysis of opportunities for energy conservation in residential development.
- **Section 5. Housing Constraints:** An analysis of the potential market, governmental, and environmental constraints in the region.
- **Section 6. Housing Goals and Policies:** The regional goals and policies that will help meet diverse housing needs.

The Housing Element also includes one appendix.

Appendix 1 has a separate, lettered section for each jurisdiction. Each section is structured into the following subsections.

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0. **Summary of Needs and Conditions:** Provides a summary of the jurisdiction's specific findings from the Housing Needs Assessment, Housing Constraints, and Sites Analysis.
1. **Action Plan:** Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals, including quantified objectives.
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA.
3. **Fair Housing Analysis:** An analysis of available federal, state, and local data to assess fair housing needs in the jurisdiction.
4. **Housing Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing along with an analysis of the at-risk units by jurisdiction and their preservation options.
5. **Evaluation of Previous Housing Element:** When applicable, describes the progress with implementing the previous housing element's policies and actions.
6. **Public Outreach and Engagement:** A summary of the public outreach processes performed during the development of the Housing Element as well as the feedback received from outreach participants.

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PUBLIC OUTREACH AND ENGAGEMENT

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PUBLIC OUTREACH AND ENGAGEMENT

State law requires local governments to make a diligent effort to achieve public participation of all socioeconomic segments of the community in the development of the housing element. The comments received at the workshops and through the online survey were considered in the preparation of this Housing Element, specifically in the goals, policies, and implementation programs.

The Fresno County Multi-Jurisdictional Housing Element update effort completed public outreach at the local and regional levels to encourage community involvement and comply with the requirements of State law. These efforts included:

- Project Website
- Stakeholder Consultations and Focus Groups
- Study Sessions with Planning Commissions, City Councils, and the County Board of Supervisors
- Community Workshops
- Community Survey

PROJECT WEBSITE

The Fresno County Multi-Jurisdictional Housing Element project website is a clearinghouse for all information related to the project, with information in English and Spanish. For meetings in the City of Fresno, event fliers were also made available in Hmong and Punjabi. Community members can visit the site to access all public materials, learn about the Housing Element and upcoming opportunities to get involved, sign up for email updates, and submit comments directly.

The project website also includes direct links to each of the participating Fresno County jurisdictions' websites to promote specific outreach from each city and the county, share updates, and highlight upcoming opportunities for involvement, including individual Housing Element meetings.

STAKEHOLDER CONSULTATIONS

To ensure that each jurisdiction solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

Throughout the fall of 2022, staff consulted with stakeholders from 11 individual organizations and a multiorganization initiative that provides services in the Fresno County region to obtain input on housing needs and programs. The following stakeholders were contacted for an interview and either completed an interview or provided written responses to questions by email.

- Travis Alexander, Northern California Carpenters Regional Council

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- Harvey McKeon, Field Representative, Northern California Carpenters Regional Council
- Laura Moreno, Fresno Madera Continuum of Care/County of Fresno Social Services
- Mariah Thompson, California Rural Legal Assistance (CRLA)
- Karla Martinez, Leadership Council for Justice and Accountability (LCJA)
- Patience Milrod, Law Office of Patience Milrod
- Sarah Harris, Resources for Independence Central Valley
- Eric Payne, The Central Valley Urban Institute
- Doreen Eley and Michael Duarte, Fresno Housing Authority
- Mike Prandini, BIA
- Greg Terzakis, California Apartment Association
- Mirna Garcia, Envision Fresno and Llaves De Tu Casa
- Reyes Ruiz, Union Bank
- Sabrina Brown, California Association of Realtors (C.A.R) and National Association of Real Estate Brokers (NAREB)
- Rick Gonzales and Alicia Bohigian, Self Help Enterprises
- Pablo Estrada, CORE Home Loans
- Lucy Sandoval, Realtor; Vice President of National Association of Hispanic Real Estate Professionals (NAHREP), Fresno
- Aldiva Rubalcava, NAHREP Fresno
- Rosie Lopez, Self Help Credit Union
- Charles Ratanavanh, Asian Real Estate Association of America (AREA)
- Martin Macias, GPUSD Superintendent, Golden Plains Unified School District
- Lori Villanueva, CHUSD Superintendent, Huron/Coalinga School District

Requests for consultation were extended to the following stakeholders but either no response was received or no one-on-one interview was completed. Some of these stakeholders participated in other community input processes, such as focus groups or stakeholder meetings:

- Janine Nkosi, Faith in the Valley
- Christine Barker and Jack Chang, Director of Special Projects, FIRM
- Adriana Cave, Assemi Group
- Sharrah Thompson, Tenants Together
- Nick Jones, SERVE Reedley
- Candie Caro, Proteus, Inc
- Priscilla Meza, Rape Counseling Services of Fresno (RCS)
- Jenny, Marjaree Mason Center
- Maria Pacheco, Kerman Care Center
- Edgar Olivera, Centro La Familia Advocacy Services
- Steve Hair, Mendota-area developer
- Roberto Castillo, Westside Family Preservation

In each consultation, the stakeholders were asked all or some of the following questions, depending on the type of organization interviewed:

- Opportunities and Concerns: What 3 top opportunities do you see for the future of housing in this jurisdiction? What are your 3 top concerns for the future of housing in this jurisdiction?
- Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in this community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities? Do your employees live in this jurisdiction? If not, why? Are there accessible rental units for seniors and persons with disabilities?
- Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
- Housing Constraints: Are there any city/county processes that you find difficult to navigate, increase costs, increase time, and/or increase uncertainty?
- Housing Conditions: How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
- Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID affected the housing situation?

Common themes in stakeholder responses across service areas included concerns about lack of reliable access to water and other infrastructure such as internet access and cell phone reception. Several stakeholders mentioned overcrowding in many units and a strong need for maintenance in affordable rentals and in mobile homes throughout the region.

Stakeholders highlighted the unique needs of farmworker communities and the challenges they face in finding necessary information about affordable housing opportunities and applying for deed-restricted rental housing. For community members who are undocumented, it can be impossible to achieve homeownership and challenging to have the required proof of income for rental housing. Several stakeholders also identified lack of credit and low incomes as a barrier to many residents in accessing stable housing.

STUDY SESSIONS

The participating jurisdictions held study sessions with their respective planning commission and/or city council to review the Public Review Draft Housing Element. At each of the study sessions, staff and the consultants presented an overview of the draft Housing Element, facilitated a discussion with the planning commission and/or city council, and requested input before submitting the document to HCD for review.

The participating jurisdictions provided public notice about these study sessions using their standard meeting notice procedures. Additionally, staff directly contacted local housing advocates, developers, social service providers, and key stakeholders to notify them of the study sessions.

The following study sessions were held in the county:

- **Fresno County:** September 15 and 20, 2022 (Planning Commission and Board of Supervisors, respectively)
- **City of Fresno:** September 29, 2022 (City Council Study Session)
- **City of Kerman:** August 24, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Firebaugh:** September 12, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Kingsburg:** August 11, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Coalinga:** September 15, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Mendota:** October 25, 2022 (Planning Commission/City Council Joint Study Session)
- **City of San Joaquin:** October 4, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Reedley:** October 11, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Orange Cove:** September 28, 2022 at (City Council Study Session)
- **City of Selma:** September 19, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Fowler:** August 2, 2022, (Planning Commission/City Council Joint Study Session)
- **City of Huron:** September 7, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Parlier:** October 20, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Sanger:** October 6, 2022 (Planning Commission/City Council Joint Study Session)

Council, commission, and board members had the opportunity to ask questions and give feedback about the project. Common themes included concerns about lack of water access and the tension between limits to water use and the ability of each jurisdiction to meet its RHNA requirements. Others highlighted the tension between State and local land use controls and expressed a desire for more local control.

COMMUNITY WORKSHOPS

Throughout the summer and fall of 2022, the participating jurisdictions held workshops for key stakeholders and community members interested in housing issues in the county. Participants listened to a short introductory presentation about the Housing Element Update and were asked to provide input on key issues, barriers, and opportunities for creating affordable housing in the county. In total, 122 community members attended the workshops.

Individual jurisdictions made efforts to encourage participation, including handing out flyers at community events, advertising the meetings on the City's website and in the City's email newsletter, sending press releases to local newspapers, posting flyers at key locations, and contacting residents of affordable housing developments. Further efforts included posting the workshop information on an electronic reader board for

visibility as people enter the city, and making the event a push item on the City's app. See Appendix 1 for a sample of the publicity materials.

The following community workshops were held in the county:

- **Fresno County:** September 19, 2022, from 2 to 3:30 pm and October 3, 2022, from 2 to 3:30 pm
- **City of Firebaugh:** August 18, 2022, from 1 to 2:30 pm
- **City of Fresno:** August 31, 2022, from 6 to 7:30 pm
- **City of Huron:** September 1, 2022, from 6 to 7:30 pm
- **City of Kerman:** October 5, 2022, from 6 to 7:30 pm
- **City of Kingsburg:** August 16, 2022, at 6:00 pm
- **City of Coalinga:** October 5, 2022, from 6 to 7:30 pm
- **City of Mendota:** October 6, 2022, from 6 - to 7:00 pm
- **City of Reedley:** September 20, 2022, from 6 to 7:30 pm
- **City of Selma:** September 2, 2022, from 2 to 3:30 pm
- **City of Parlier:** September 21, 2022, from 6 to 7:30 pm
- **City of Sanger:** August 30, 2022, from 6 to 7:30 pm
- **City of Orange Cove:** September 22, 2022, from 6 to 7:30 pm

Across the 15 meetings, 101 community members registered and 122 attended. Depending on community need, language interpretation services were made available in English, Spanish, Hmong, and Punjabi. Interpretation in Spanish was provided at events in the City of Fresno and the Fresno County unincorporated areas and for the web live stream in Huron.

Additionally, in the following cities outreach took place at existing local events:

- **City of San Joaquin:** On August 10, 2022, from 5:00 to 6:30 pm, outreach consultants attended a community event hosted by the City of San Joaquin and the Golden Plains Unified School District.
- **City of Fowler:** On August 24, 2022, from 5:30 to 8:00 pm, outreach consultants attended a Wednesday Nights at the Park event.
- **City of Orange Cove:** Outreach consultants attended a Fresno Economic Opportunities Commission Food Distribution event to distribute fliers and collect community feedback.

Common themes in the feedback provided by attendees included concerns about the limitations caused by a lack of water access, a desire for more opportunities for home ownership and a more diverse mix of unit types, and concerns about increased housing costs and associated overcrowding.

STAKEHOLDER FOCUS GROUPS

Two stakeholder focus groups were held as part of the Housing Element development process. Stakeholders were presented with information about the Housing Element process, particularly sections regarding community needs and fair housing, and were given the opportunity to weigh in on community needs.

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The first focus group was held on October 25, 2022, from 9:30 to 11:30 am. The following stakeholders registered for the event, though not all were able to attend:

- Gregory Terzakis, CAA
- Mirna Garcia, Envision Realty Inc./NAHREP Fresno
- Kayla Camargo, Lance-Kashian
- Bernard Jimenez, County of Fresno
- Sharrah Thompson, Tenants Together
- Karl Schoettler, City of Firebaugh
- Michelle Zumwalt, City of Fresno
- Lily Cha, City of Clovis
- Thomas Gaffery, City of Fowler
- Kristine Cai, Fresno Council of Governments
- Tyrone Williams, Fresno Housing
- Jeff O'Neal, City of Parlier
- Sophia Pagoulatos, City of Fresno Planning & Development Dept
- Rodney Horton, City of Reedley
- Rob Terry, City of Selma
- Casey Lauderdale, City of Fresno
- Yvette Quiroga, Fresno County
- Clancy Taylor, CCRH
- Dr. K Jones, Jr., Handle It Helping Hands, Inc.
- Gregory Terzakis, CAA
- John Holt, City of Clovis
- Mariah Thompson, California Rural Legal Assistance, Inc.
- Andy Hausler, City of Clovis

Participants expressed concerns about corporate investment groups purchasing large amounts of local housing. Housing quality was identified as an opportunity for local investment, particularly in unincorporated areas, and participants cited mobile home repair funding as a current gap in available programming, along with mobile home financing. One participant suggested that a program to help mobile homeowners pay for back taxes is necessary, as a statewide amnesty program ended, and that a program to help mobile home renters purchase their units from corporate acquisition companies would help them to stay in their homes. Lack of internet access among residents of mobile home parks has made it difficult for those residents to apply for necessary building permits in order to comply with eviction notices.

According to participants, undocumented community members don't seem to be served by current housing stock or programming. One participant expressed a concern that monolingual speakers of languages other than English may be taken advantage of by the current housing environment.

Credit and income levels were two major barriers to decent housing in local communities that participants identified. Attendees noted that programs with a “sweat equity” component, such as those offered by Self Help Enterprises, might serve the community well. Additionally, housing types that promote intergenerational housing without forcing overcrowding situations would allow families to share costs.

One participant identified small lot sizes and overreliance on commercial zoning in the past Housing Element cycle as an issue to avoid while developing this cycle’s sites inventories. Another expressed an interest in seeing large lots in the unincorporated county area subdivided into smaller lots. Local residents fear displacement and so have concerns about the development of new housing.

Increased construction costs were a concern raised by several attendees. One participant noted that there is an active market for the development of ADUs within the region, but that there are few housing developers in some cities. Material costs are also unsustainable in the area.

The second focus group was held on November 15th from 9:30 to 11:30 am and was attended by the following stakeholders:

- David Rivas, NCCRC
- Mike Prandini, BIA
- Doa Lur, The Fresno Center
- Mirna Garcia, Envision Fresno
- Phil Skei, City of Fresno
- Rob Terry, City of Selma
- Karl Schoettler, City of Firebaugh
- David Brletic, City of Sanger
- Sophia Pagoulatos, City of Fresno

Some participants expressed concern that some of the data in the Housing Element might be outdated, particularly in light of the effects of the COVID-19 pandemic, though others felt it was accurate.

Attendees highlighted the gap between program eligibility and the ability to afford available housing, as some applicants for affordable housing programs make too much money to qualify but still can’t afford housing without the program’s assistance. At a recent workshop for community members interested in participating in a down payment assistance program, none of the attendees qualified because their incomes were higher than 80 percent of the area median income. For other community members, being able to show an income level of at least twice the rent of an apartment in the area is impossible.

Lack of cultural competency of homeless services has caused issues for some local members of the Asian/Pacific Islander community. One attendee mentioned that members of this community who are experiencing homelessness prefer to couch surf within the community rather than use formal homeless services, which leads to an undercounting of community members experiencing homelessness.

Several participants expressed concern about the siting of recent affordable housing projects. In the city of Fresno, a recent project was sited near a rendering plant and far from amenities. Many families in the area require a car to access work and school as well as other amenities, and in many cases families only have one car, which limits their access to these resources if they are far away.

Increases in housing construction and development costs were highlighted as a barrier to meeting community housing needs. Infrastructure costs and district fees, along with increased labor and materials costs, have added to construction costs by a significant amount. This is compounded by competing interests among State agencies, such as limiting water supply while also increasing the amount of housing available. One participant expressed a concern that inclusionary zoning and rent control might provide further cost pressure.

Note: One additional focus group meeting will occur in April 2023. Feedback will be summarized and included.

FARMWORKER AND FARM EMPLOYER SURVEYS

Fresno County completed a survey of farm employers and farmworkers about local housing needs. From September 2021 to January 2022, 170 farm employers were surveyed, and from February to July 2022, 240 farmworkers were surveyed.

Farm worker survey questions included the status of participants' current housing situation and their preferred housing. Surveys were conducted verbally by County Public Works and Planning staff, and the answers were recorded on paper by the surveyors.

Outreach efforts were scheduled in advance, primarily in April and May 2022. Staff contacted multiple food processing plants, farmers, and labor contractors in Fresno County regarding the on-site surveys or permission to collect an interest list of agriculture workers willing to participate in the survey. All employers were initially contacted by phone. Many of the agencies contacted refused to participate during the initial call. Some employers provided an email contact and attempted to set up dates to conduct the surveys with their employees, but the staff did not receive any responses to email requests. Most of the employers were unwilling to work with the "County" or a government agency.

Additional methods of outreach had to be utilized to reach the farmworkers. These methods included outreach to churches in unincorporated areas of Fresno County, attending community meetings hosted by the County and other agencies such as Leadership Council for Justice and Accountability, door-to-door outreach, and outreach to food distribution sites throughout Fresno County.

One of the most successful methods was the outreach to various food distribution sites throughout the county. Outreach efforts focused on sites with a dense farmworker population, unincorporated areas of Fresno County (Biola, Caruthers, Del Rey, Easton, Huron, Lanare, Laton, Raisin City, Riverdale, Cantua Creek, and Tranquility), and the participating city of Mendota. Survey participants completed surveys while they waited in line at food distribution sites. County staff also completed surveys at two apartment buildings in the communities of Biola and Del Rey that had been specifically funded to house farmworkers. Staff conducted

surveys on two separate occasions by going door to door in unincorporated communities and asking occupants if they would like to participate in the survey.

Farm Employer Survey Results for Desired Farm Labor/Worker Housing

County staff surveyed a total of 170 farm employers, 25 of whom currently have some type of farm labor housing on site, though not all of this housing is necessarily currently in use. Five of those employers would consider retaining the existing farm labor housing. Of the 145 farm employers who do not have any farm labor housing on-site, 28 would consider adding labor housing as single houses or cottages. One farm employer specified labor housing as apartments. The type of farm operation was not explicitly captured through the survey, but staff was able to determine through the phone conversations that dairy farmers were the most interested in providing on-site housing because their industry requires 24-hour staffing. All respondents said that they would consider providing on-site housing if financing was provided by the government or through grants.

Farmworkers Survey Results for Desired Farm Labor/Worker Housing

County staff surveyed 240 farmworkers, including 100 homeowners. Of the nonhomeowners surveyed, five specified a desire to live in owned farm labor housing; four of those specified housing as single-family residences. Only five farmworkers surveyed desired to live in some type of farm labor housing. Further analysis revealed that 47 percent of nonhomeowner households desired homeownership, with single-family residence as the majority choice.

In summary, the surveys indicate that traditional farm labor or worker camp housing is not desired by the Fresno County farmworkers or laborers. Even though a small number of Fresno County farm employers expressed that they might be interested, it would only be if the housing was subsidized. Survey results indicate that employers might have difficulties finding farmworkers to live at those housing units if they were constructed.

TRAVEL SURVEY

The Fresno Council of Governments completed a survey of travel patterns and needs in collaboration with seven other MPOs in the San Joaquin Valley. Results from this survey are primarily used in the calibration and validation of travel demand models. Results from the first round of outreach were available at the time of the publication of the draft Housing Element. This outreach was completed in the spring of 2022 and received 3,753 responses.

Several survey questions allowed respondents to provide information about their current housing situation, current barriers to housing access, and desires for new housing options. Among those who responded to a question regarding barriers to homeownership, the largest group that selected a response (17.1 percent of all survey respondents) stated that they don't wish to own a home in the community. A slightly smaller group (16.1 percent) answered that they do not currently have the financial resources for mortgage payments. Over one-third of respondents (41.8 percent) identified their neighborhood's proximity to school, work, or shopping as the best thing about the neighborhood. More than half of respondents (56.9 percent) selected that they wanted

to see more single-family homes in their community. The two housing categories that received the next-largest rate of responses were permanent supportive housing (7.0 percent) and apartments (6.3 percent). Most respondents to the survey had not experienced discrimination in housing. The majority of respondents had either one or two cars in their household and were nearly evenly distributed between renters and homeowners. Most respondents lived in a detached single-family house.

TRANSLATION

Flyers, PowerPoints, and language interpretation services were made available in English and Spanish and, depending on community need, Hmong and Punjabi. Interpretation in Spanish was requested and provided at community workshops in the City of Fresno and the unincorporated county areas and for the web live stream of the community workshop in Huron.

OUTREACH NOTICING

Community workshops were advertised through a variety of methods, including physical flyers posted and distributed at central community locations and affordable housing projects. Digital fliers were also distributed to local stakeholders and through the Fresno COG email list and were posted to the Housing Element project website as well as to City websites and Facebook pages. Materials were made available in both English and Spanish in all jurisdictions, and in Hmong and Punjabi for workshops in the City of Fresno.

Council, commission, and board of supervisor's study sessions were noticed by individual jurisdictions in accordance with the jurisdiction's standard public meeting noticing procedures.



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REGIONAL HOUSING NEEDS ASSESSMENT



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

POPULATION TRENDS AND CHARACTERISTICS

Population Change

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

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

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

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

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

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

Household and Group Quarters Population

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

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

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

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

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

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

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

Age Characteristics

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

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

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Table 2-3 Population by Age Group (2020)

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

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

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Population by Race/Ethnicity

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

FIGURE 2-1. RACE AND ETHNICITY (2020)



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

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

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HOUSEHOLD TRENDS AND CHARACTERISTICS

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

Historical Growth

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

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

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

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

Household Formation and Composition

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

Table 2-5 Persons per Household (2020)

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

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

Household Income

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

Income Definitions and Income Limits

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

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

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

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

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

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

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

Table 2-7 State of California Income Categories

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

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

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

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

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

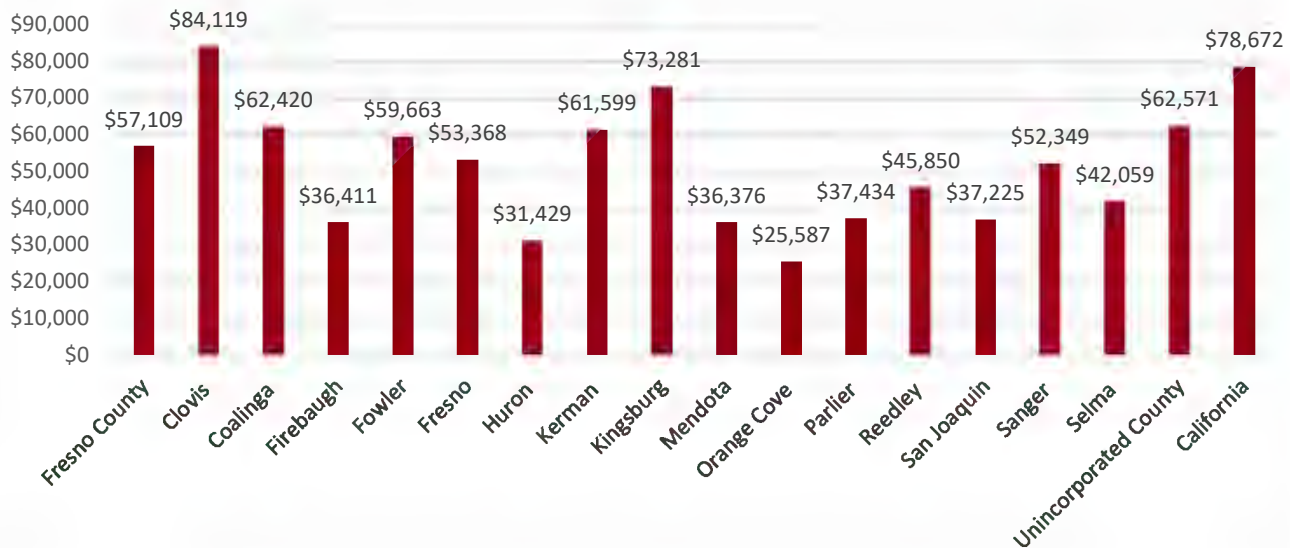
*Percentage Estimate of AMI: \$80,300

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

Median-Household Income

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

FIGURE 2-2. MEDIAN HOUSEHOLD INCOME (2020)



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

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

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

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

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

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

EMPLOYMENT TRENDS AND CHARACTERISTICS

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

Employment and Wage Scale by Industry

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

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

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

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FIGURE 2-3. EMPLOYMENT BY INDUSTRY (2020)

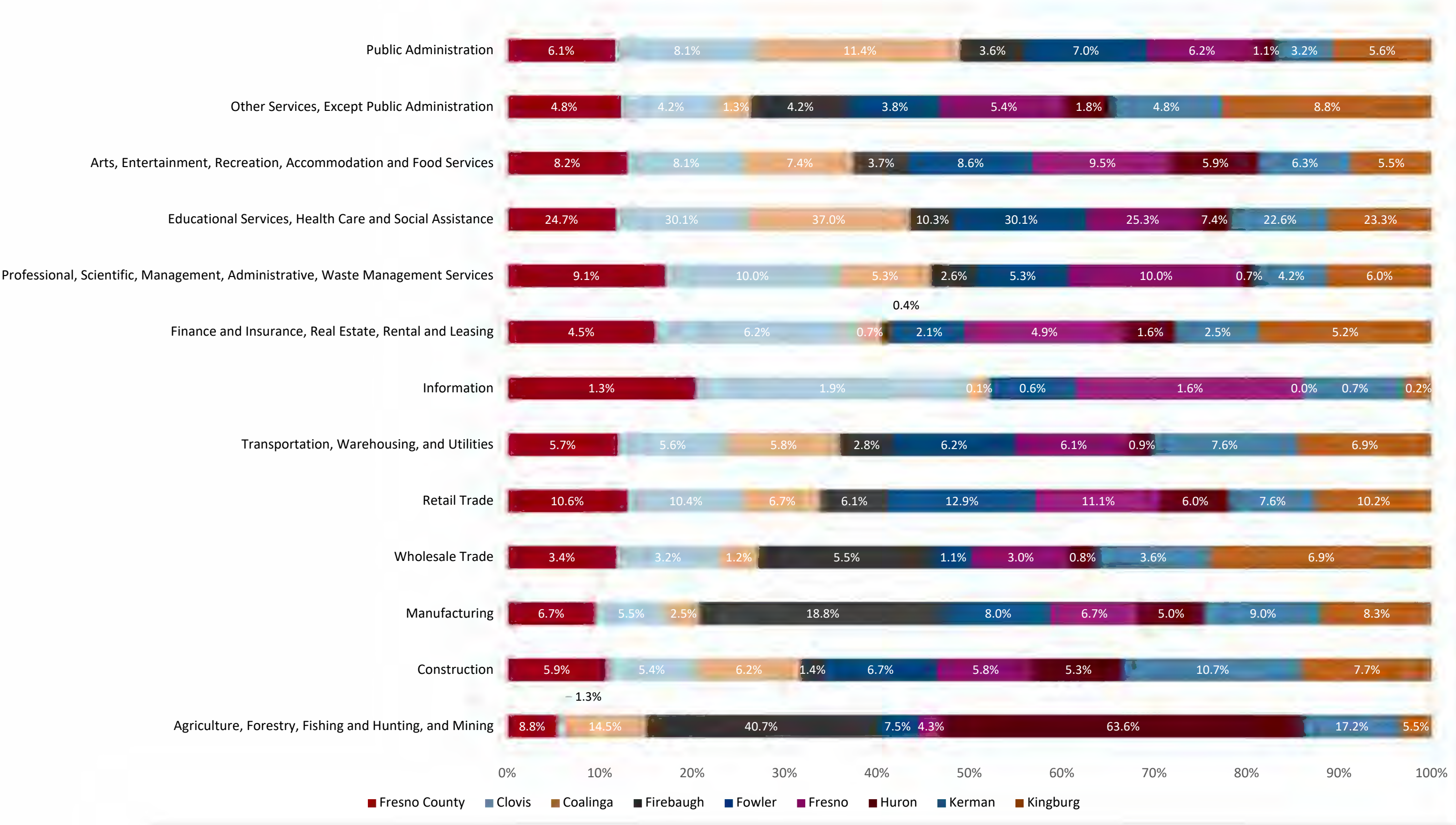
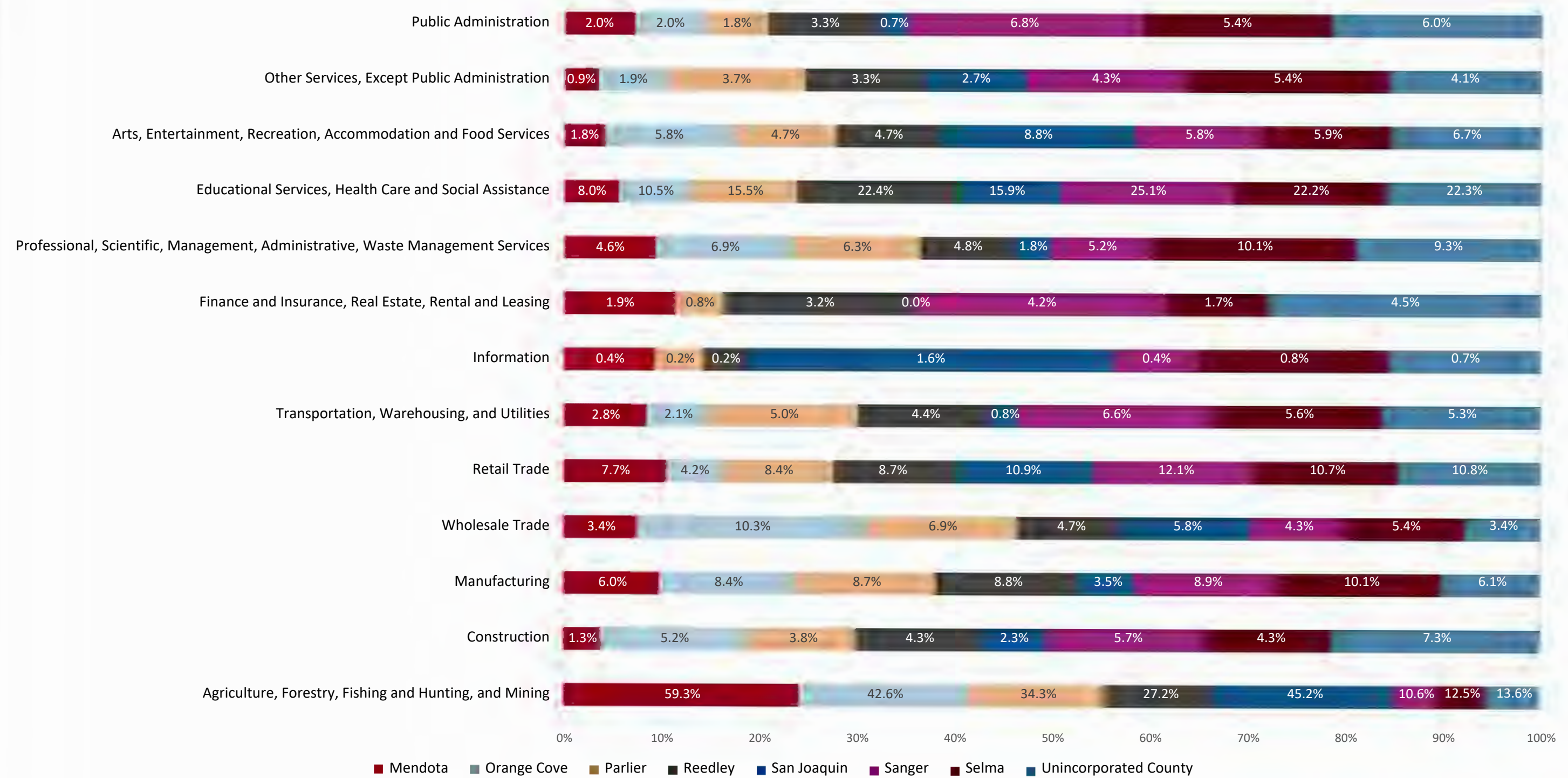


FIGURE 2-3. EMPLOYMENT BY INDUSTRY (2020) (CONT)



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

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Table 2-10 Employment by Industry (2020)

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

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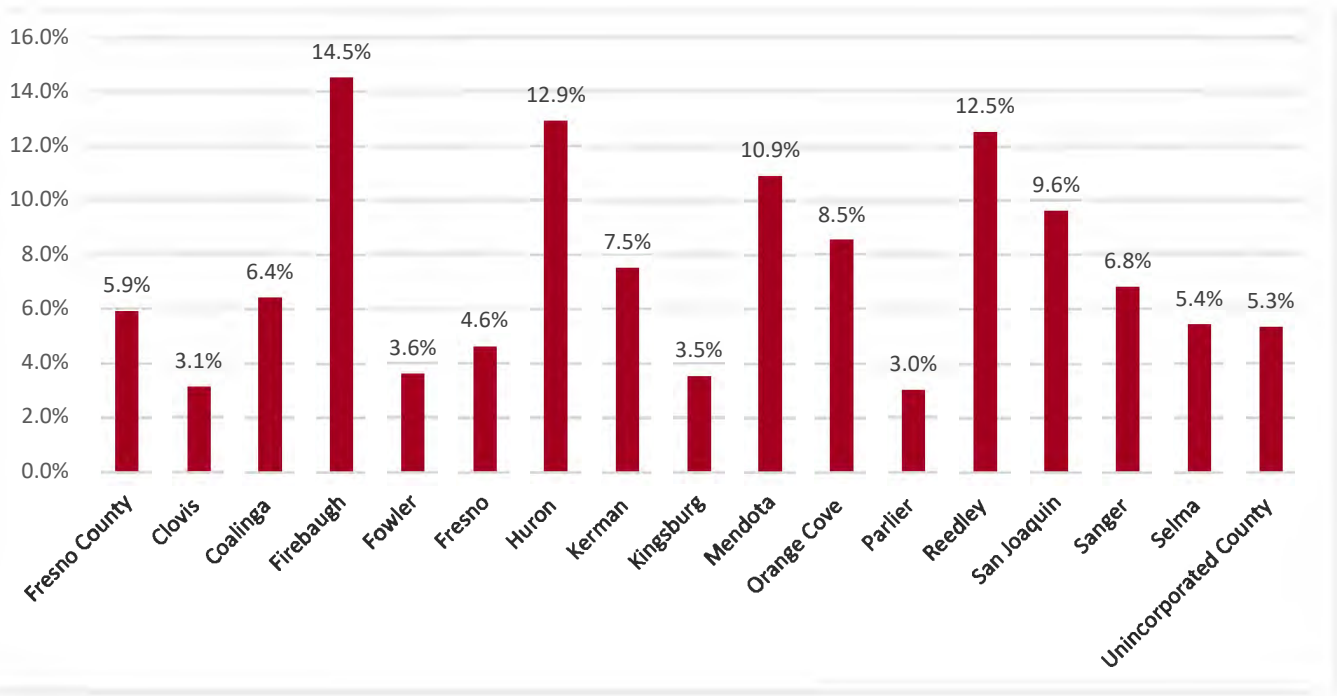
		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative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

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

Unemployment

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

FIGURE 2-4. UNEMPLOYMENT RATE (2022)



Source: California Employment Development Department, June 2022.

Labor Force Trends

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

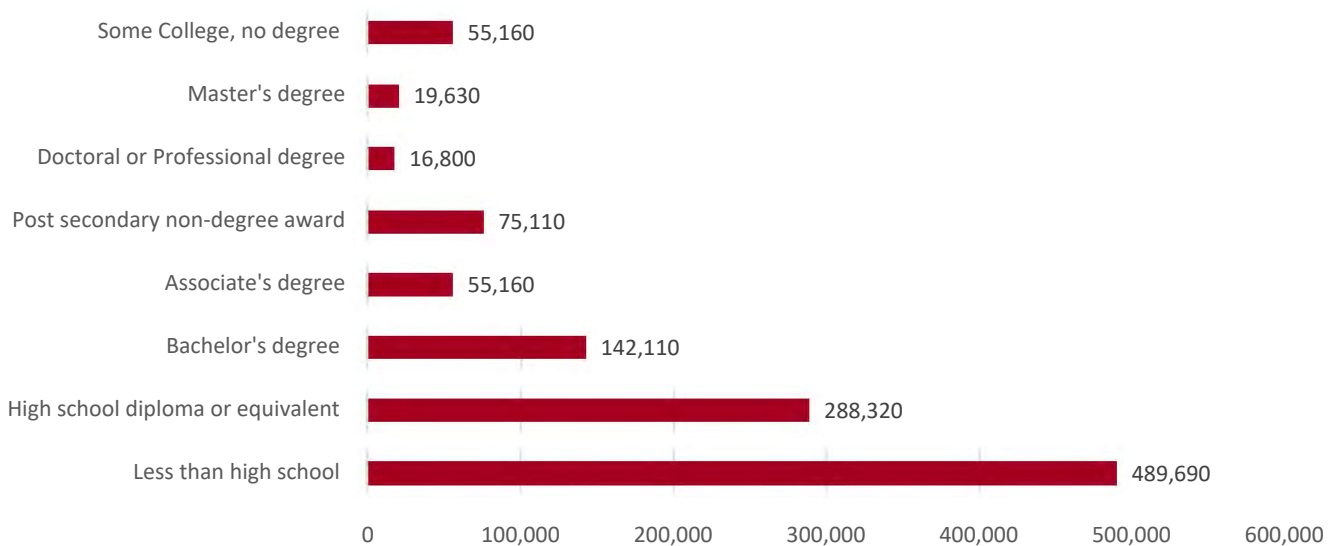
Table 2-11 Fresno County Job Growth by Industry Sector (2018-2028)

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

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

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

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



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

POPULATION AND EMPLOYMENT PROJECTIONS

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

Population Forecast

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

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

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

Source: Fresno County 2019-2050 Growth Projections.

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

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

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

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

Employment Forecast

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

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

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

Source: Fresno County 2019-2050 Growth Projections.

HOUSING INVENTORY AND MARKET CONDITIONS

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

Housing Stock Profile

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

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

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

Table 2-15 Housing Stock (2010-2022)

Jurisdiction	2010			2022		
	Single-Family Units	Multifamily Units	Mobile Homes	Single-Family Units	Multifamily Units	Mobile Homes
Fresno County	219,271	81,555	14,705	241,411	87,406	14,695
	69.5%	25.8%	4.7%	70.3%	25.4%	4.3%
Clovis	25,572	8,774	960	34,702	10,150	984
	72.4%	24.9%	2.7%	75.7%	22.1%	2.1%
Coalinga	2,874	967	503	3,062	1,089	507
	66.2%	22.3%	11.6%	65.7%	23.4%	10.9%
Firebaugh	1,443	578	75	1,665	600	78
	68.8%	27.6%	3.6%	71.1%	25.6%	3.3%
Fowler	1349	370	123	1,685	430	123
	73.2%	20.1%	6.7%	75.3%	19.2%	5.5%
Fresno	108,889	57,651	4,748	120,729	61,449	4,815
	63.6%	33.7%	2.8%	64.6%	32.9%	2.6%
Huron	599	899	104	628	913	100
	37.4%	56.1%	6.5%	38.3%	55.6%	6.1%

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

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

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

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

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

Source: CoStar Group and Economic and Planning Systems,

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

Housing Tenure

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

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

Table 2-17 Housing Tenure (2020)

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

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

Vacancy Rate

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

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

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

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

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

Housing Conditions

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

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

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

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Table 2-19 Age of Housing Stock (2020)

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

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

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

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

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

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

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

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

Overpayment (Cost Burden)

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

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

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

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

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Table 2-20 Overpayment by Tenure (2018)

Jurisdiction	Income Group	Owner Households			Renter Households			Total Households		
		Households	Overpaying	Percentage	Households	Overpaying	Percentage	Households	Overpaying	Percentage
Fresno County	Lower income	40,385	24,315	60.2%	89,315	67305	75.4%	129,700	91,620	70.6%
	Total	160,945	40,160	25.0%	143,680	74940	52.2%	304,625	115,100	37.8%
Clovis	Lower income	3,680	2,445	66.4%	6,345	4995	78.7%	10,025	7,440	74.2%
	Total	22,270	5,360	24.1%	14,150	6350	44.9%	36,420	11,710	32.2%
Coalinga	Lower income	545	315	57.8%	1,020	600	58.8%	1,565	915	58.5%
	Total	2,225	445	20.0%	1,920	625	32.6%	4,145	1,070	25.8%
Firebaugh	Lower income	275	160	58.2%	965	620	64.2%	1,240	780	62.9%
	Total	990	180	18.2%	1185	620	52.3%	2,175	800	36.8%
Fowler	Lower income	235	108	46.0%	550	439	79.8%	785	547	69.7%
	Total	1,020	186	18.2%	905	489	54.0%	1,925	675	35.1%
Fresno	Lower income	19,520	12,045	61.7%	55,965	44,425	79.4%	75,485	56,470	74.8%
	Total	77,325	19,395	25.1%	89,430	49,520	55.4%	166,755	68,915	41.3%
Huron	Lower income	295	170	57.6%	1,085	655	60.4%	1,380	825	59.8%
	Total	510	184	36.1%	1,260	655	52.0%	1,770	839	47.4%
Kerman	Lower income	685	530	77.4%	1120	735	65.6%	1,805	1,265	70.1%
	Total	2,050	695	33.9%	1,805	735	40.7%	3,855	1,430	37.1%
Kingsburg	Lower income	590	370	62.7%	710	455	64.1%	1,300	825	63.5%
	Total	2,655	590	22.2%	1,305	459	35.2%	3,960	1,049	26.5%
Mendota	Lower income	470	320	68.1%	1,555	910	58.5%	2025	1230	60.7%
	Total	965	370	38.3%	1,775	910	51.3%	2740	1280	46.7%
Orange Cove	Lower income	610	320	52.5%	1,315	945	71.9%	1,925	1,265	65.7%
	Total	970	340	35.1%	1,415	945	66.8%	2,385	1,285	53.9%
Parlier	Lower income	845	560	66.3%	1,845	1185	64.2%	2,690	1,745	64.9%
	Total	1,700	595	35.0%	2,265	1195	52.8%	3,965	1,790	45.1%
Reedley	Lower income	1,495	990	66.2%	1,900	1560	82.1%	3,395	2,550	75.1%
	Total	4,520	1,340	29.6%	2,680	1700	63.4%	7,200	3,040	42.2%
Sanger	Lower income	1,120	695	62.1%	2,080	1565	75.2%	3,200	2,260	70.6%
	Total	3,930	1,060	27.0%	3,155	1675	53.1%	7,085	2,735	38.6%

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

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

Overcrowding

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

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

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

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

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Table 2-21 Overcrowding by Tenure (2020)

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

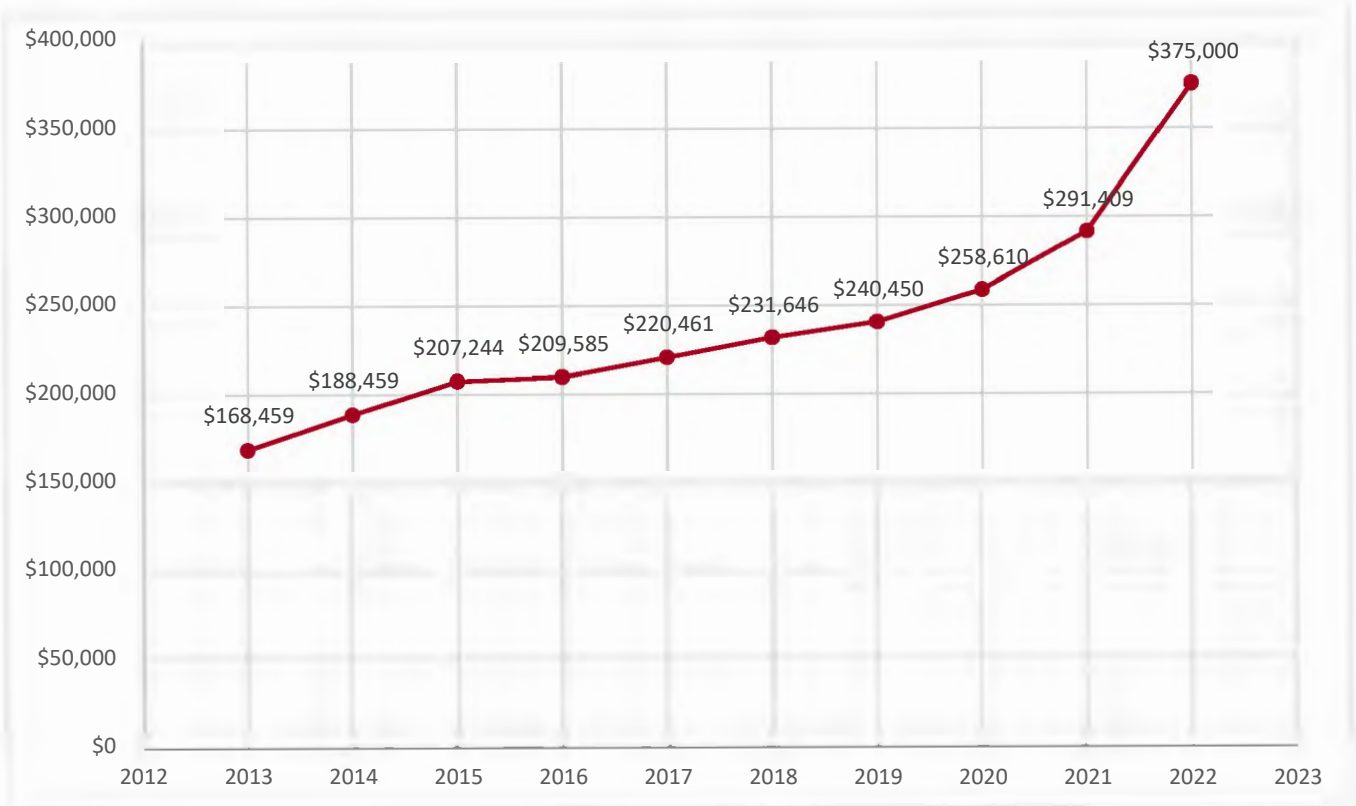
Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

HOUSING COST AND AFFORDABILITY

Home Price Trends

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

FIGURE 2-6. MEDIAN SALES PRICE FOR FRESNO COUNTY



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

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

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

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

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

Note: Sales counts for 2021 were not available.

Rental Trends

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

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

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

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

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

Ability to Pay

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SPECIAL NEEDS

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

Senior Population

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

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

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

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

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

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

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

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Table 2-27 Senior Households by Tenure (2020)

Jurisdiction		All Households			Senior Households			
		Total Households	Owner-Occupied	Renter-Occupied	Total Households	Owner-Occupied	Renter-Occupied	Percentage of Senior Households of Total Households
Fresno County	Number	310,097	166,420	143,677	71,240	50,837	20,403	23.0%
	Percentage	100%	53.7%	46.3%	100%	71.4%	28.6%	
Clovis	Number	37,726	24,548	13,178	8,782	6,538	2,244	23.3%
	Percent	100%	65.1%	34.9%	100%	74.4%	25.6%	
Coalinga	Number	4,552	2,639	1,913	908	689	219	19.9%
	Percentage	100.0%	58.0%	42.0%	100.0%	75.9%	24.1%	
Firebaugh	Number	2,041	953	1088	456	240	216	22.3%
	Percentage	100%	46.69%	53.3%	100%	52.6%	47.4%	
Fowler	Number	2,035	1087	948	545	312	233	26.8%
	Percentage	100.0%	53.4%	46.6%	100.0%	57.2%	42.8%	
Fresno	Number	170,137	79,697	90,440	36,176	23,909	12,267	21.3%
	Percentage	100%	46.8%	53.2%	100.0%	66.1%	33.9%	
Huron	Number	1,874	392	1,482	217	21	196	11.6%
	Percentage	100%	20.9%	79.1%	100.0%	9.7%	90.3%	
Kerman	Number	4,113	2,146	1,967	807	552	255	19.6%
	Percentage	100%	52.2%	47.8%	100.0%	68.4%	31.6%	
Kingsburg	Number	3,754	2,431	1,323	794	589	205	21.2%
	Percentage	100%	64.8%	35.2%	100.0%	74.2%	25.8%	
Mendota	Number	2,838	1,347	1,491	419	233	186	14.8%
	Percentage	100%	47.5%	52.5%	100.0%	55.6%	44.4%	
Orange Cove	Number	2,682	1031	1,651	510	260	250	19.0%
	Percentage	100%	38.4%	61.6%	100.0%	51.0%	49.0%	
Parlier	Number	3,875	1,638	2,237	712	353	359	18.4%
	Percentage	100%	42.3%	57.7%	100.0%	49.6%	50.4%	
Reedley	Number	7,030	4,084	2,946	1,450	1056	394	20.6%
	Percentage	100%	58.1%	41.9%	100.0%	72.8%	27.2%	
Sanger	Number	7,419	4,353	3,066	1,745	1303	442	23.5%

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Jurisdiction		All Households			Senior Households			
		Total Households	Owner-Occupied	Renter-Occupied	Total Households	Owner-Occupied	Renter-Occupied	Percentage of Senior Households of Total Households
	Percentage	100%	58.7%	41.3%	100.0%	74.7%	25.3%	
San Joaquin	Number	919	376	543	99	32	67	10.8%
	Percentage	100%	40.9%	59.1%	100.0%	32.3%	67.7%	
Selma	Number	7,225	3,970	3,255	1,687	1,178	509	23.3%
	Percentage	100%	54.9%	45.1%	100.0%	69.8%	30.2%	
Unincorporated County	Number	51,877	35,728	16,149	15,933	13,572	2,361	30.7%
	Percentage	100%	68.9%	31.1%	100.0%	85.2%	14.8%	

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

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

Table 2-28 Seniors with Disabilities (2020)

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

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

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

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

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

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

Large Households

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

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

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

Table 2-29 Large Households by Tenure (2020)

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

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

Single Female-Headed Households

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

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

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

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

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

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

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

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

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

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

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

Persons with Disabilities

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

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

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

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

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

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Table 2-32 Persons with a Disability (2020)

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

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

Table 2-33 Disability by Type (2020)

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

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

Developmental Disabilities

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

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

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

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

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

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

Licensed Care Facilities

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

Homeless

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2-36 Estimated Number of Homeless Persons by Jurisdiction

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

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

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

* **Based on actual 2022 PIT counts.

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

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

Source: Fresno/Madera Continuum of Care, 2023.

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

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

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

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

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

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

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

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

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

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

Note: Project types: ES= Emergency Shelter; TH= Transitional Housing; SH= Safe Haven; PSH= Permanent Supportive Housing; RRH= Rapid Re-Housing LB=Low Barrier Navigation Center
Source: Fresno Housing Authority, 2023.

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Table 2-40 Residential Care Facilities (2023)

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

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

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

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

Farmworkers

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

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

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

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

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

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

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

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

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

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

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

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

² UC Giannini Foundation of Agricultural Economics, 2012.

Table 2-42 Estimated Farmworkers (2020)

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

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

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

FIGURE 2-7. FARM EMPLOYMENT, FRESNO COUNTY

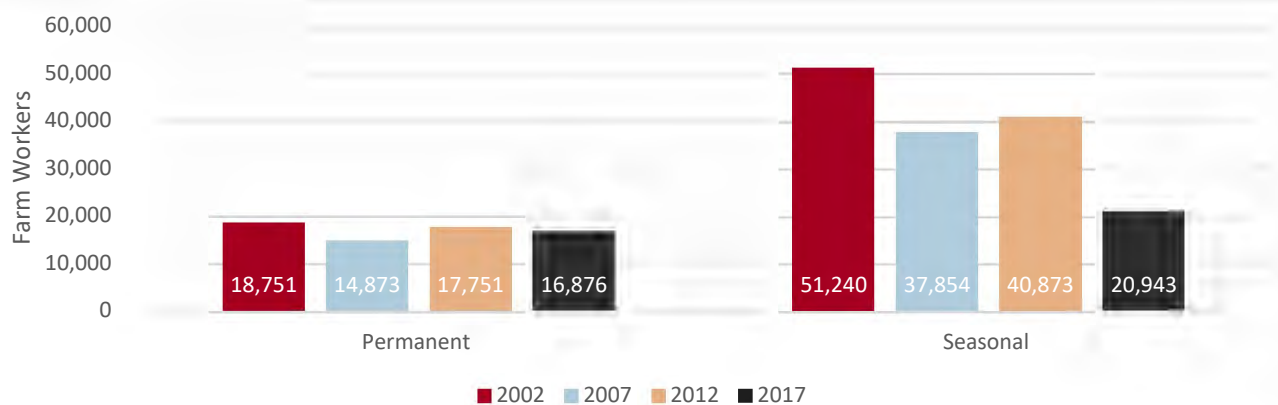


Source: CA Employment Development Department (EDD) Labor Market Information, 2022.

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

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

FIGURE 2-8. FARM LABOR IN FRESNO COUNTY



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

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

Seasonal Farmworker Housing

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

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

Transportation

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

Migrant Workers

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

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

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

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

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Table 2-43 Migrant Worker Student Population

Geography	School District	2016-17	2017-18	2018-19	2019-20	2020-21	
Coalinga and Huron	Coalinga/Huron	144	203	159	154	171	
Clovis	Clovis Unified	51	51	49	44	43	
Firebaugh	Firebaugh-Las Delta Unified	235	344	334	313	272	
Fowler	Fowler Unified	25	30	32	20	13	
Fresno (City)	American Union	No data available					
	Fresno County Office of Education	32	22	39	32	33	
	Fresno Unified	725	867	850	713	918	
	Monroe Elementary	41	43	33	25	22	
	Orange Center	1139	1289	1392	1481	1607	
	Pacific Union Elementary	No data available					
	Washington Colony Elementary	No data available					
	Washington Unified	155	175	189	203	218	
	Washington Union High	No data available					
	West Fresno Elementary	No data available					
	West Park Elementary	14	19	17	15	13	
	Central Unified	208	179	172	153	164	
San Joaquin	Golden Plains Unified	106	126	93	120	83	
Kerman	Kerman Unified	248	216	208	260	247	
Reedley	Kings Canyon Joint Unified	406	469	451	594	563	
Kingsburg	Kingsburg Elementary Charter	No data available					
	Kingsburg Joint Union High	No data available					
	Clay Joint Elementary	No data available					
	Las Deltas Elementary	No data available					
Mendota	Mendota	331	253	323	464	626	
Parlier	Parlier Unified	361	311	445	415	395	
Sanger	Sanger Unified	67	47	38	39	30	
Selma	Selma Unified	389	386	384	395	398	
Unincorporated Fresno County	Total Unincorporated County school districts	227	206	164	203	303	
<i>Barrel Union</i>	<i>Burrel Union Elementary</i>	<i>No data available</i>					<i>12</i>
<i>Big Creek</i>	<i>Big Creek Elementary</i>	<i>No data available</i>					
<i>Caruthers</i>	<i>Caruthers Unified</i>	<i>113</i>	<i>122</i>	<i>91</i>	<i>119</i>	<i>182</i>	
<i>Laton Joint</i>	<i>Laton Joint Unified</i>	<i>21</i>	<i>20</i>	<i>17</i>	<i>21</i>	<i>21</i>	

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Geography	School District	2016-17	2017-18	2018-19	2019-20	2020-21
<i>Auberry</i>	<i>Pine Ridge</i>	<i>No data available</i>				
<i>Raisin City</i>	<i>Raisin City Elementary</i>	<i>26</i>	<i>17</i>	<i>18</i>	<i>24</i>	<i>58</i>
<i>Riverdale</i>	<i>Riverdale Joint Unified</i>	<i>67</i>	<i>47</i>	<i>38</i>	<i>39</i>	<i>30</i>
<i>Prather</i>	<i>Sierra Unified</i>	<i>No data available</i>				
<i>Five Points</i>	<i>Westside Elementary</i>	<i>No data available</i>				<i>12</i>
<i>Total All Schools</i>		<i>4,780</i>	<i>5,061</i>	<i>5,185</i>	<i>5,445</i>	<i>5,902</i>

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

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

Non-English Speakers

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

Table 2-44 Limited English-Speaking Households

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

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

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

Income

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

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

Resources

Table 2-45 Resources for Farmworkers

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

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

Source: Fresno County Resource List, 2023.

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

Extremely Low-Income Households

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

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

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

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

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

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

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

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

Source: HUD CHAS Data 2014-2018

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

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

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

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

Source: HUD CHAS Data 2014-2018

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

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

Source: HUD CHAS Data 2014-2018

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

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

Source: HUD CHAS Data 2014-2018

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

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

Source: HUD CHAS Data 2014-2018

INVENTORY OF AFFORDABLE RENTAL HOUSING AND AT-RISK STATUS

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

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

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

Preservation Options for At-Risk Properties

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

Acquisition and Rehabilitation

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

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

Replacement (New Construction)

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

Rent Subsidy

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

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

Qualified Entities

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

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

Table 2-53 Qualified Entities (2022)

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

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

ATTACHMENT B
EXHIBIT 4

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REGIONAL ASSESSMENT OF FAIR HOUSING

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REGIONAL ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Government Code Section 65583(c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, a Multijurisdictional Housing Element was completed for the cities of Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, Selma, and the County of Fresno, including a regional AFH, and each participating jurisdiction prepared a local AFH.

This section is organized by fair housing topics and is analyzed on a regional level. A local analysis, prioritization of issues, and identification of meaningful actions is included in each jurisdictions’ Local Assessment of Fair Housing.

OUTREACH

As discussed in Section 1-3, Public Outreach and Engagement, the Fresno Council of Governments (COG) made diligent efforts at the regional and local scales to encourage public and service-provider participation, particularly service providers for vulnerable populations, during the Housing Element update process. These efforts included two Housing Element community workshops on August 1 and 8, 2022; a Stakeholder Focus Group workshop on October 25, 2022; and seven regional service provider consultations between August 2022 and November 2022. Workshops were noticed in the jurisdiction where they were held with digital distribution of English and Spanish flyers through listservs and social media posts, and physical distribution in public buildings. A full summary of each workshop is provided in the local Assessment of Fair Housing. Stakeholder focus group meetings were noticed to service providers and local agencies identified by governmental staff throughout the county and to any other organizations that expressed interest.

¹ California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Consultations

From August 2022 through November 2022, seven consultations were conducted with local nonprofits and service providers for vulnerable populations and fair housing advocates to receive one-on-one, targeted input from those who provide services for those most in need of housing or with special housing needs. In each of the consultations, service providers and fair housing advocates were asked some or all the following questions, depending on the type of organization they represented.

Opportunities and concerns: What three top opportunities do you see for the future of housing in Fresno County? What are your three top concerns for the future of housing?

Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the county? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

Housing conditions: How do you feel about the physical condition of housing in the county? What opportunities do you see to improve housing in the future?

Unhoused persons: How many unhoused persons are in the county?

Housing equity and fair housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

As part of the regional effort, the following organizations provided responses:

- Leadership Council for Justice and Accountability, August 26, 2022
- Central Valley Urban Institute, September 7, 2022
- Fair Housing of Central California, September 27, 2022
- Fresno Madera Continuum of Care, October 3, 2022
- Patience Milrod, Civil Rights Attorney, October 31, 2022
- Resources for Independence Central Valley, November 1, 2022
- Building Industry Association, November 11, 2022

The one-on-one interviews with service providers and fair housing advocates raised observations and concerns related to housing issues facing the residents of Fresno County, with several common themes emerging. First was the demand for a range of affordable and accessible housing types for the large concentration of special needs populations in the county, including seniors, farmworkers, low-income households, and disabled persons. The need for additional affordable rental housing and higher densities was identified by most interviewees. Additionally, service providers noted a shortage of housing resources for those who are experiencing homelessness and lack of re-integration services given the growing demand, specifically a need for housing-first projects across the county. This was noted in addition to growing populations of lower-income households at risk of displacement and unsheltered homeless residents. Therefore, identifying locations for alternative housing in the jurisdictions is a priority.

Stakeholders also identified a need for stronger strategies for the preservation and maintenance of the existing affordable housing stock, particularly mobile homes, which are a more naturally affordable housing resource. They expressed how income constraints often result in people living in substandard or overcrowded housing conditions, most often in rental situations, which often results in displacement and homelessness. Service providers and fair housing advocates also identified that there are substantial racial disparities in housing condition among communities of color, recommending that jurisdictions implement proactive code enforcement to hold landlords accountable, or pass ordinances that protect tenants from substandard living conditions. The shortfall of funding programs for mobile home renovation was reiterated in several of the interviews. During the consultations, service providers and fair housing advocates expressed a need for proactive tenant protections, such as rent control, just-cause protections, and other housing protection laws to keep more individuals housed, because eviction is the most common fair housing complaint encountered by service providers and fair housing advocates. In situations such as this, tenants require access to additional legal assistance to prevent displacement due to harassment or wrongful eviction, and landlords require education on the legality of their actions.

Multiple stakeholders also identified a trend of mobile homes being acquired by corporations, resulting in tenant evictions or substantial rent hikes. In response to this situation, stakeholders suggested that implementation or funding of programs to assist tenants to purchase their mobile homes, co-op purchase assistance, and long-term affordability covenants or rent control requirements in mobile home park buy-outs are essential to maintaining this affordable housing resource throughout the county. Additionally, they expressed that limited land zoned to accommodate mobile home parks in higher resource areas is an ongoing challenge to the provision of affordable housing in unincorporated areas, where higher density multifamily is not appropriate.

During consultations, service providers and fair housing advocates identified a need for landlord education and enforcement regarding fair housing laws and rental discrimination practices, in combination with jurisdictions contracting with fair housing providers for a comprehensive system to identify affordable housing resources and tenant protection, particularly for seniors, disabled persons, gender equality, familial status, and communities of color. Stakeholders identified a need for workshops on fair housing laws for residents and housing providers. The goal of these would be to inform housing providers of their rights and responsibilities under fair housing laws and provide education on discrimination, aiming to reduce the number of instances that result in fair housing complaints throughout the county. A tenant workshop counterpart was suggested to inform residents of their tenant rights.

Barriers identified to development of affordable housing included land costs, the length of entitlement processes, California Environmental Quality Act (CEQA) requirements, development fees, and other permitting processes, compounded by severe infrastructure constraints, particularly sewer and septic systems and the valleywide water shortage. All housing providers interviewed expressed that new low-income housing is not cost effective for developers, and that properties owned by jurisdictions are a valuable resource for providing lower-income housing, including homeownership opportunities through organizations, such as Habitat for Humanity, that assist communities of color to attain homeownership, a group that has historically been underserved in the homeowner market. Another strategy identified to reduce costs of affordable development included adaptive reuse of existing underutilized buildings or property and maximizing infill opportunities where infrastructure is already in place, instead of focusing investment at the fringes of communities as is the current trend. The aim of this is to remedy historical disinvestment in older, lower-income neighborhoods and downtown cores. Interviewees identified that socioeconomic segregation does exist in Fresno County, and the majority of affordable housing continues to be located in low resource areas. In response, stakeholders noted that the primary strategy to reduce racially or ethnically concentrated areas of poverty has been implementation of inclusionary zoning, which is a controversial tool in many communities and has not been consistently effective at promoting affordable housing production in higher resource areas. Incentivizing and subsidizing the construction of ADUs on existing residential properties was recommended to help address the barriers associated with cost of land and shortage of available acreage for development of units for lower-income, farmworker, and senior households as well as persons with disabilities. Additionally, stakeholders recommended that jurisdictions explore the potential to assist rental property owners in working with nonprofits or the Fresno Housing Authority to acquire properties about to go into receivership and convert them to affordable housing. One housing provider also discussed Community Land Trusts as an underutilized opportunity to create permanent affordability as well as the availability of CalHome funding for implementing this option.

A final recurring theme around barriers to affordable housing that service providers and fair housing advocates identified was the current and historical challenges lower-income households face in obtaining financial assistance, such as lending discrimination, rental application and minimum income requirements, credit history, and security deposits. Additionally, it was also noted overall that there is a disconnect between the number of applicants for Housing Choice Vouchers (HCVs) and the availability of units that accept them, in addition to an insufficient supply of HCVs and the long waiting lists throughout the county. Education and outreach efforts of current fair housing practices to landlords and sellers were recommended.

Feedback received during the regional consultations was shaped by individual discussions and the experiences of each service provider, fair housing advocate, or community organization. Therefore, some questions did not receive direct responses, but instead focused on feedback they deemed relevant to their target population or experiences. The summary presented here reports feedback that was received and incorporated to inform the regional and local analyses as well as programs at the local level.

Stakeholder Focus Group Workshops

Two Stakeholder Focus Group workshops were held to foster participation from Fresno County jurisdictions, local organizations, and service providers for vulnerable populations. The first was held via Zoom on October 25, 2022, at 9:30 am, so participants could connect or call in from wherever they were located. The objectives of the meeting were to provide an overview of the Housing Element Update process; share initial findings about housing needs that inform each jurisdiction's housing plan; and gather initial community input on housing assets, issues, and opportunities as well as allow participants to share their insights on how housing opportunities can be improved locally and on a regional level. Many of the participants had been or were scheduled for individual interviews. There were eight participants in the first workshop as well as staff from each jurisdiction to engage and answer questions.

Workshop discussion focused on mobile home park issues and their place in Fresno County as an affordable housing resource that is facing corporate acquisition; farmworker and undocumented worker housing and the invisibility of this extremely underserved population; preventative displacement actions; and barriers to affordable housing in unincorporated areas, in particular the lot-consolidation policy. Overall, the primary fair housing concerns were the costs associated with development of housing, particularly affordable units; shortages of affordable housing and HCV)availability; limited opportunities for employment that offers livable wages and the prevalence of this in many of the agricultural- and manufacturing-based communities; housing challenges facing lower-income renters and first-time homebuyers; and providing housing opportunities for underserved populations, particularly farmworkers.

A second Stakeholder Focus Group workshop was held on Tuesday, November 15, at 9:30 am, again through Zoom. The objectives of the Stakeholder Focus Group meeting were the same as the first workshop. Twelve participants attended, and many of the participants had been or were scheduled for individual interviews.

The workshop began with a discussion regarding the challenges that lower-income individuals just over the area median income limit for certain programs and housing are facing in finding affordable rentals and in purchasing housing without down-payment or other forms of assistance. On the topic of affordable ownership options, one participant provided insight into sweat equity program models, how there are limitations for larger-sized households, and that time commitments often conflict with employment schedules. Another participant noted that there may be programs to assist potential homeowners acquire a home, yet they may not have the funds to maintain the property, particularly in cases where the home is older. Participants talked about the challenges lower-income households face in general to meet the requirements to qualify for rental housing. The issue of affordable housing often being in areas with limited access to services and amenities was cited by several stakeholders. One stakeholder identified an affordable housing project being developed in an environmentally unsound location in a low resource area, which is not furthering the fair housing objective of providing access to resource opportunities. Another stakeholder suggested that data on homelessness in the county may be undercounted, because homeless persons within the Asian and Pacific Islander communities tend to "couch surf" because the services and the food at shelters are not culturally compatible. Such implications of cultural differences in providing services for the homeless are typically not addressed in the larger picture of the homeless issue.

Discussion on barriers to provision of affordable housing included cost of land; tax credits and other state funding programs that trigger prevailing wage requirements and significantly increase the cost of production; inflation increasing price and availability of materials; city/county fees; infrastructure costs; special district fees; rising interest rates; CEQA requirements; and overregulation by the state, all of which are passed on to the end user. The issue of water shortage and ability to meet RHNA allocations were also identified as constraints that are particularly limiting in many of the jurisdictions in Fresno County. Several of the stakeholders indicated that they would be able to provide updated information on real estate prices and experience working with undocumented (non-citizen or non-permanent resident status) home buyers to help them access alternative financing.

The feedback received during these meetings informed the fair housing analysis and programs identified in this Housing Element.

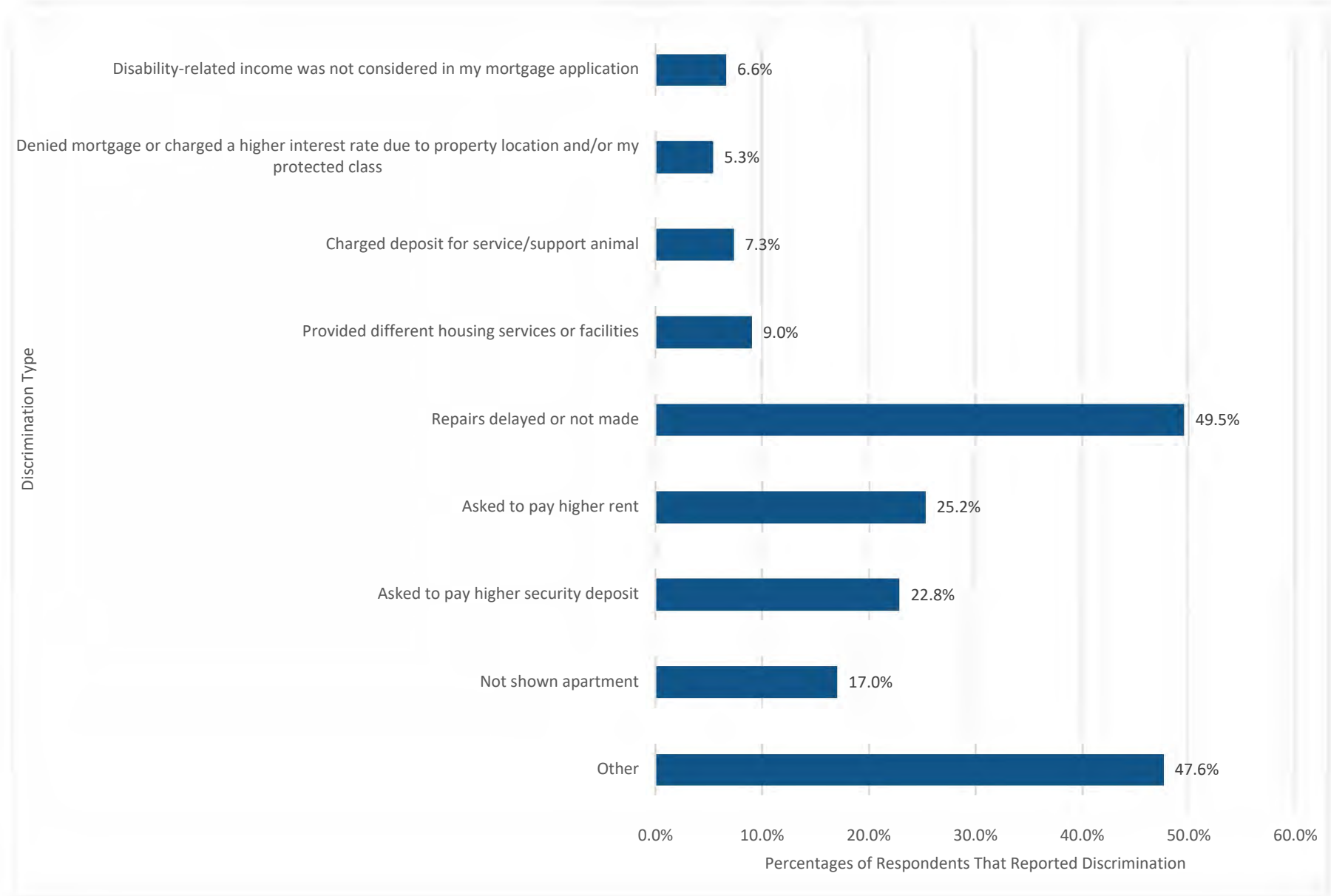
FCOG Transportation Needs Survey

An FCOG survey was conducted between September and October 2022 to identify transportation project suggestions based on the experiences of residents throughout the county. While the survey asked a range of questions related to transportation, it also resulted in information about mobility options, residents' housing and discrimination experiences, barriers to homeownership, and housing type preferences that inform fair housing needs in the county.

There were a total of 3,753 respondents, of whom approximately 45.5 percent were homeowners and 47.0 percent were renters. The remaining 7.5 percent declined to respond or lived in situations where there was no rent or mortgage. Although approximately one-half of respondents were renters, the majority of respondents (68.7 percent) resided in a single-family detached or attached unit. Respondents were, for the most part, lower to moderate income based on HUD's area median income of \$72,900.

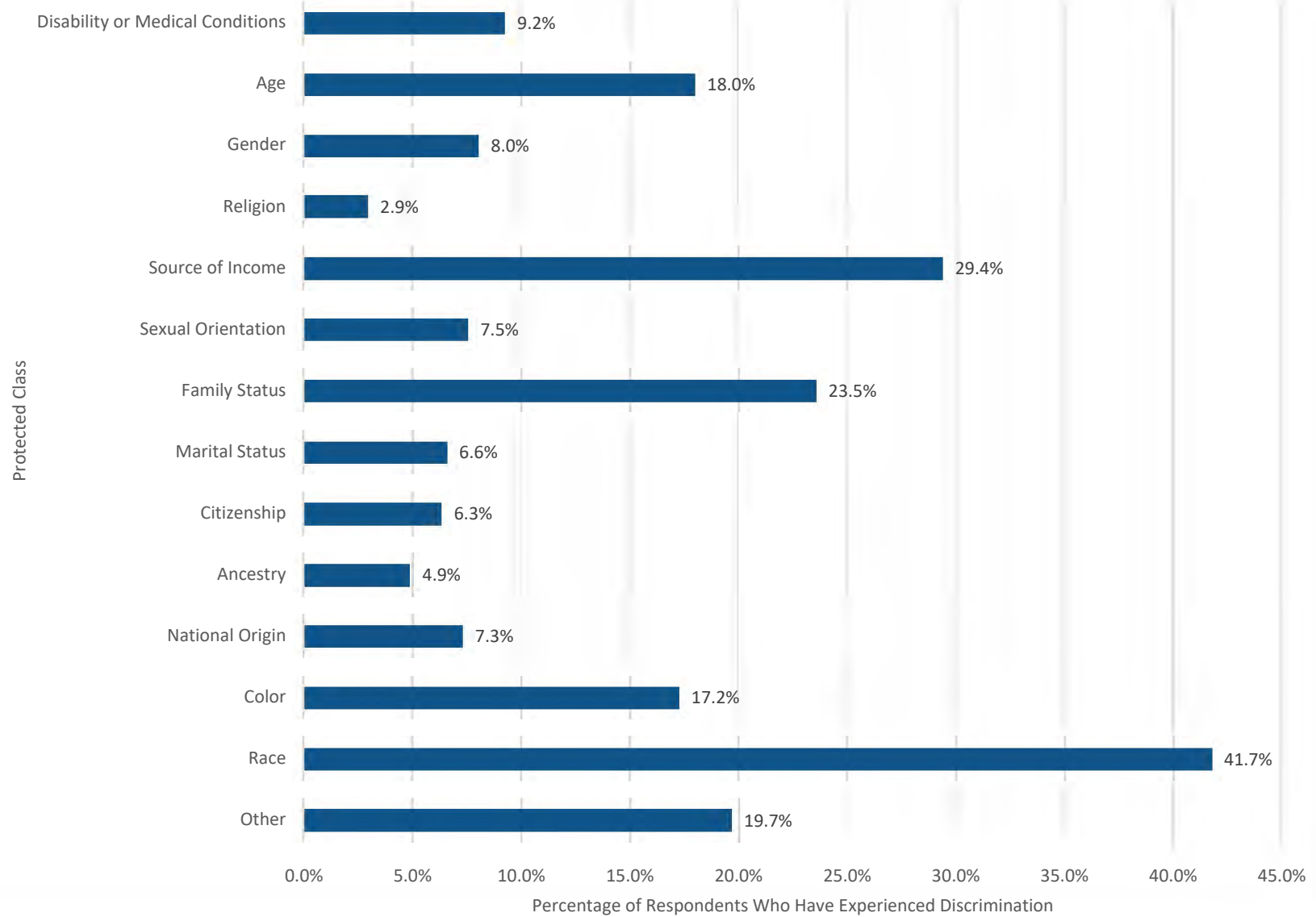
Approximately 89.0 percent of survey respondents reported that they had not experienced any type of housing discrimination. However, of those that had experienced discrimination, the most prominent issue reported was requests for repairs being delayed or ignored (47.5 percent), followed by paying higher rents (25.2 percent) or higher security deposits (22.8 percent) (see **Figure 3-1, Discrimination Experienced in Housing**). In addition to these challenges, approximately 72 respondents, or 47.6 percent of those that had experienced housing discrimination, reported a range of other issues, such as real estate agents pushing homes in less desirable areas or hostile living environments. Of those that had experienced discrimination, approximately 41.7 percent, by far the largest proportion, alleged that the discrimination was on the basis of race, followed by source of income (29.4 percent) and family status (23.5 percent) (see **Figure 3-2, Discrimination Basis**). While these reports have not been investigated, they indicate a perceived barrier to housing, particularly for lower-income and non-White households.

FIGURE 3-1 DISCRIMINATION EXPERIENCED IN HOUSING



Source: FCOG Travel Survey, October 2022.

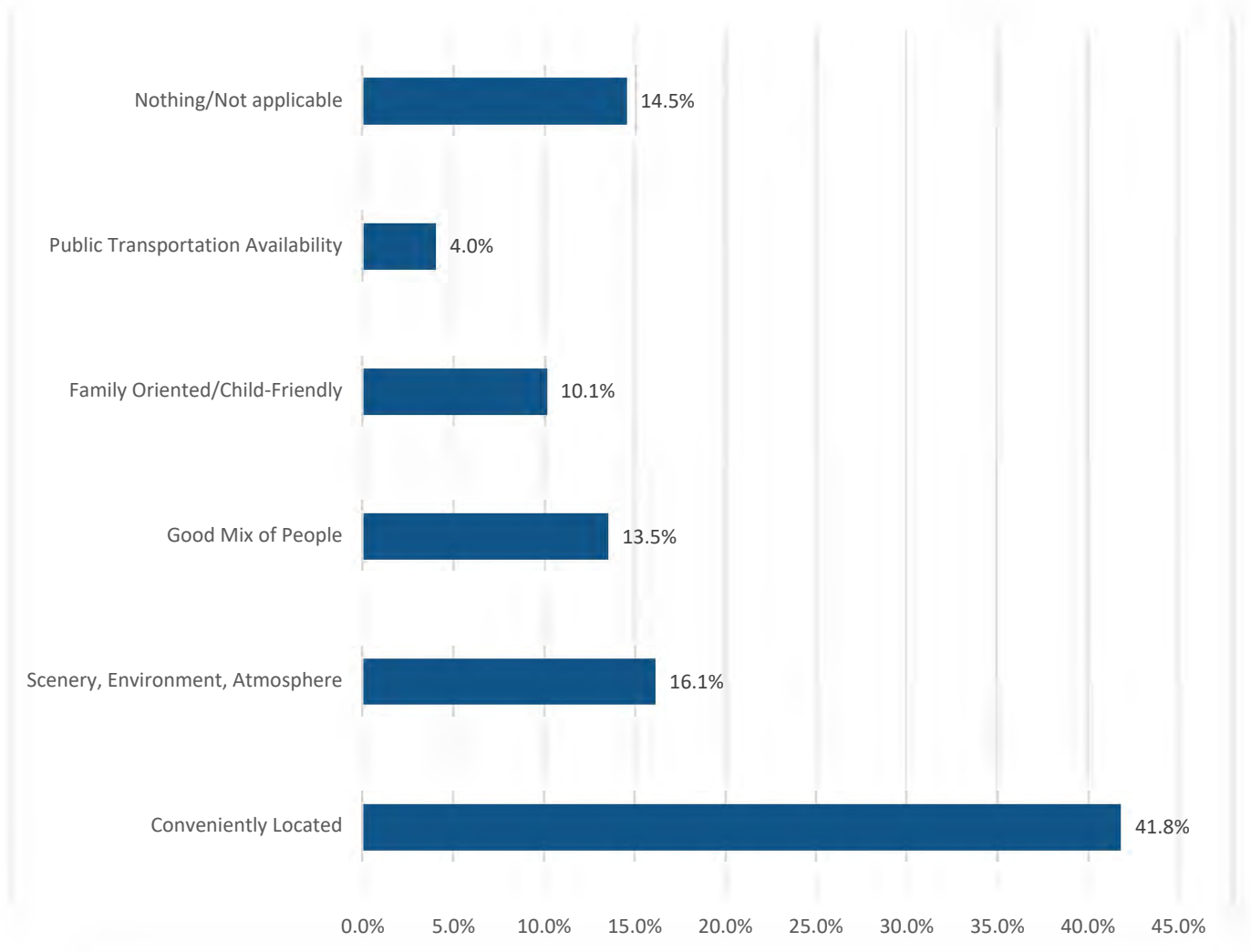
FIGURE 3-2 DISCRIMINATION BASIS



Source: FCOG Travel Survey, October 2022

When asked what participants found most appealing in their current neighborhood, proximity to educational facilities, shopping, or employment ranked the highest at 41.8 percent, followed by atmosphere and physical features, as shown in **Figure 3-3, Most-Liked Feature of Current Neighborhood**. Less than 5 percent of respondents identified proximity to public transportation as their preferred aspect about their neighborhood, which may reflect a lack of mobility opportunities or a low desire for alternatives to automobile transportation.

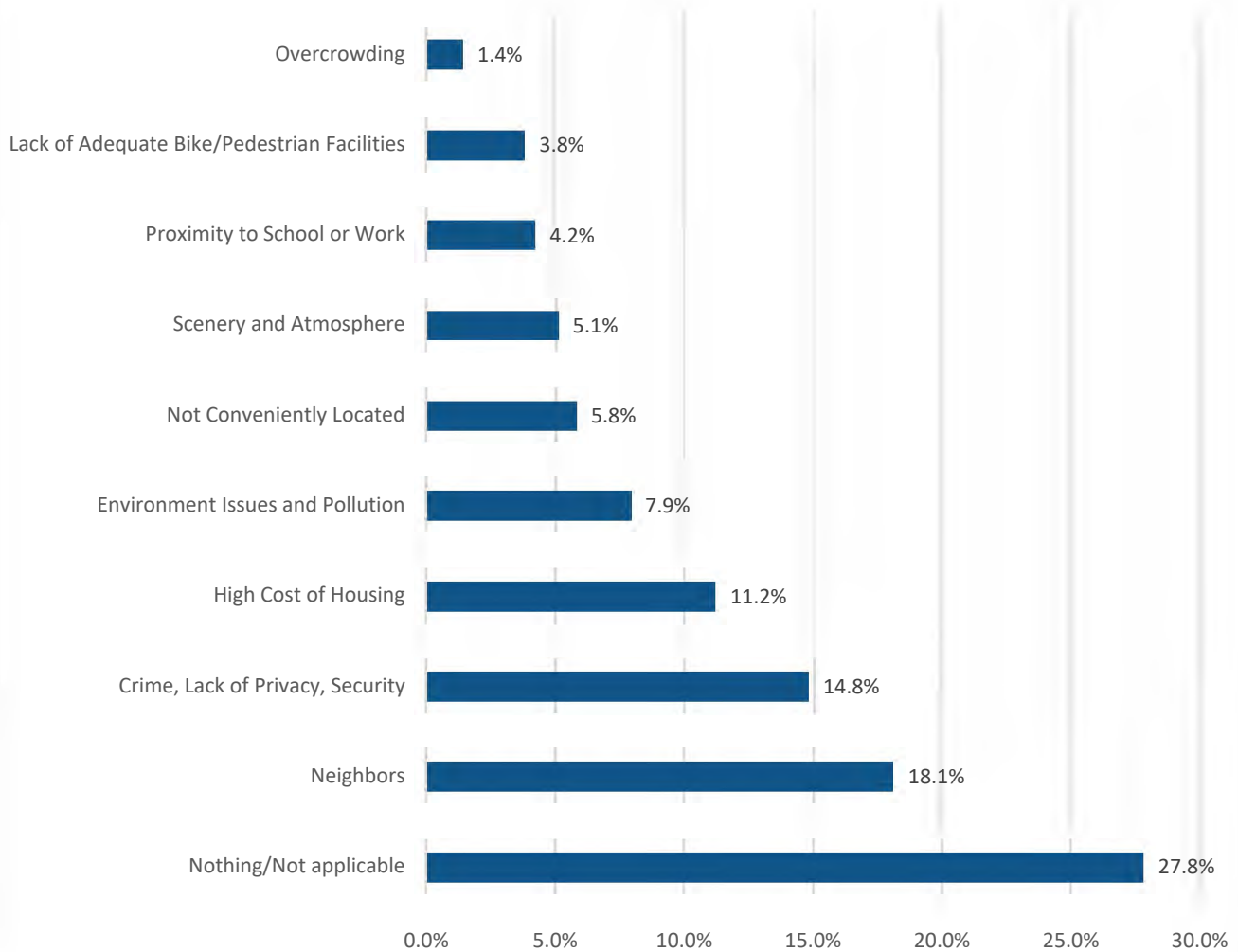
FIGURE 3-3 MOST-LIKED FEATURE OF CURRENT NEIGHBORHOOD



Source: FCOG Travel Survey, October 2022.

Approximately 25.0 percent of respondents identified their favorite aspect of their current neighborhood was the residents; conversely, 18.1 percent of respondents said that their neighbors were their least-liked aspect of their current neighborhood, followed by crime, lack of privacy, or security (14.8 percent), as shown in **Figure 3-4, Least-Liked Feature of Current Neighborhood**. The high cost of housing was identified by 11.2 percent of respondents as a least-liked feature, followed by lack of access to public transportation, shopping, schools, or employment for a combined 10.0 percent of responses. Overcrowding was reported as an issue by only 1.4 percent of respondents, suggesting that dwellings were available to fit their household needs within their ability to pay.

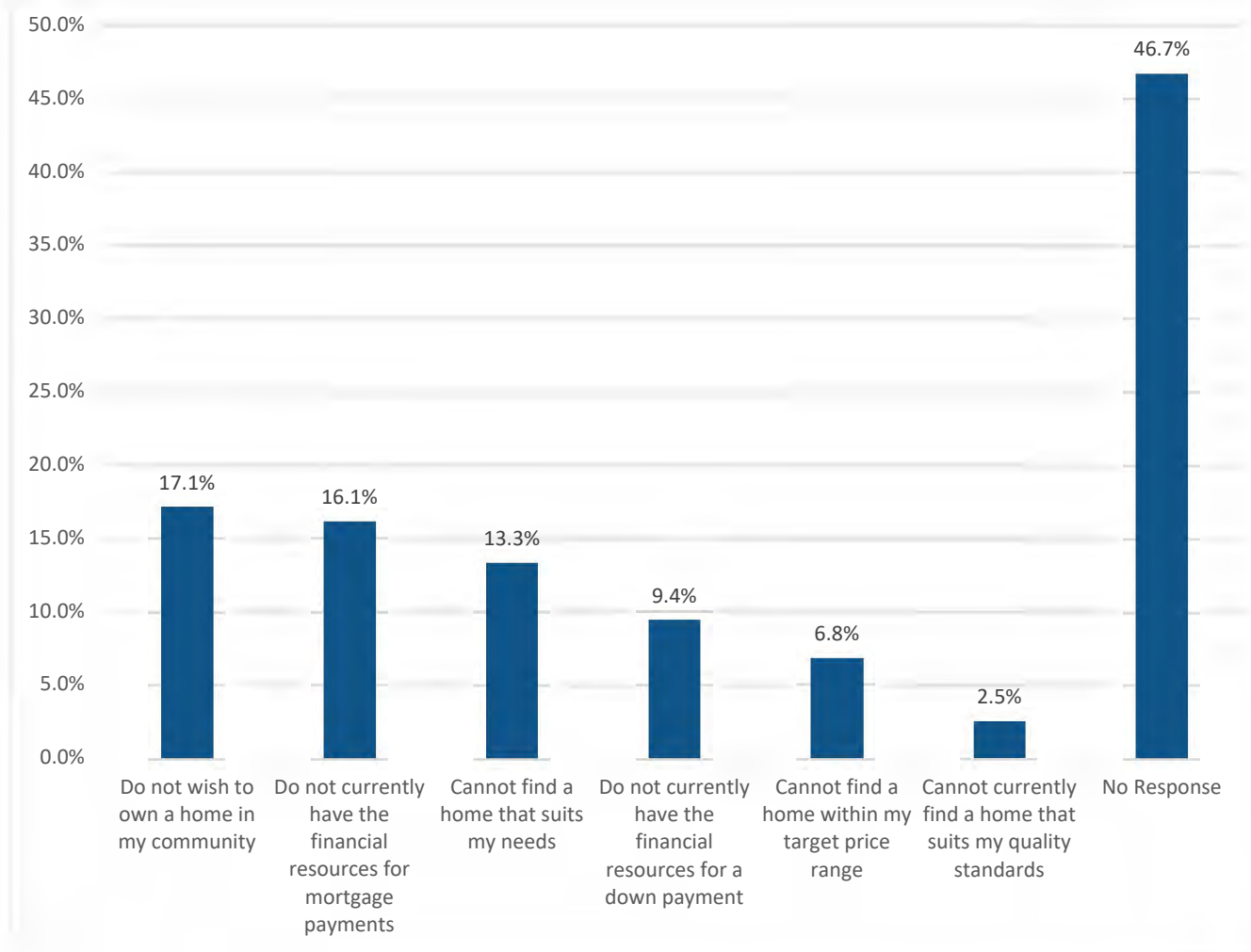
FIGURE 3-4 LEAST-LIKED FEATURE OF CURRENT NEIGHBORHOOD



Source: FCOG Travel Survey, October 2022.

Participants were also asked if they had encountered barriers preventing home ownership, shown in **Figure 4-5, Barriers Preventing Ownership**. Of the respondents who wished to own a home, the most common barriers to home ownership were related to financial challenges, including lack of financial resources for assuming a monthly mortgage payment, and finding a home that suited the household's needs (i.e., lack of disability accommodations, proximity to work), followed closely by lack of down payment resources and finding a home within one's budget. Overall, 45.6 percent of responses to this question centered around financial challenges in the current market, suggesting a need for additional housing at affordable price points and more information regarding available subsidies and financial assistance programs.

FIGURE 3-5 BARRIERS PREVENTING HOMEOWNERSHIP



Source: FCOG Travel Survey, October 2022.

Responses to the survey indicated a need for greater access to fair housing legal services, education for landlords on fair housing laws, and place-based revitalization efforts such as improved bicycle and pedestrian infrastructure, transit access, and safe and affordable housing. A full analysis of all responses to the FCOG Transportation Needs Survey are in Section 1 of the Housing Element.

Public Comments

To date, one letter has been received from the public on the Fresno County Multijurisdictional Housing Element. On September 29, 2022, the Leadership Council for Justice and Accountability (LCJA) shared a letter recommending holding interactive housing element workshops in at least three disadvantaged unincorporated communities (DUC) and lower-income communities, emphasizing that people in these areas are more likely to attend in their own communities due to transportation challenges. LCJA also identified a need for targeted outreach to members of special needs populations and protected classes, including but not limited to farmworkers, seniors, members of large families and single-headed households, and people of color and non-English speakers, and recommended multilingual noticing through a variety of mechanisms, including print media, radio, and television. The LCJA also recommended that jurisdictions ensure that strong public engagement efforts are maintained following jurisdictions' adoption of the element and that jurisdictions consider expansion of local funding opportunities for farmworker housing in unincorporated county; local rent stabilization ordinances; tenant protections to reduce displacement risks, including just-cause eviction and right to counsel guarantees; permanent emergency rental assistance program for those at risk of homelessness; investments in mobile home parks; inclusionary housing ordinance; acquisition and rehabilitation funding; and other programs that might be considered by individual jurisdictions.

As with feedback received through the consultation process, input through public comments was received to inform policies and actions to address fair housing concerns and housing needs generally. Public comment will continue to be solicited, considered, and incorporated throughout the update process.

FAIR HOUSING ISSUES

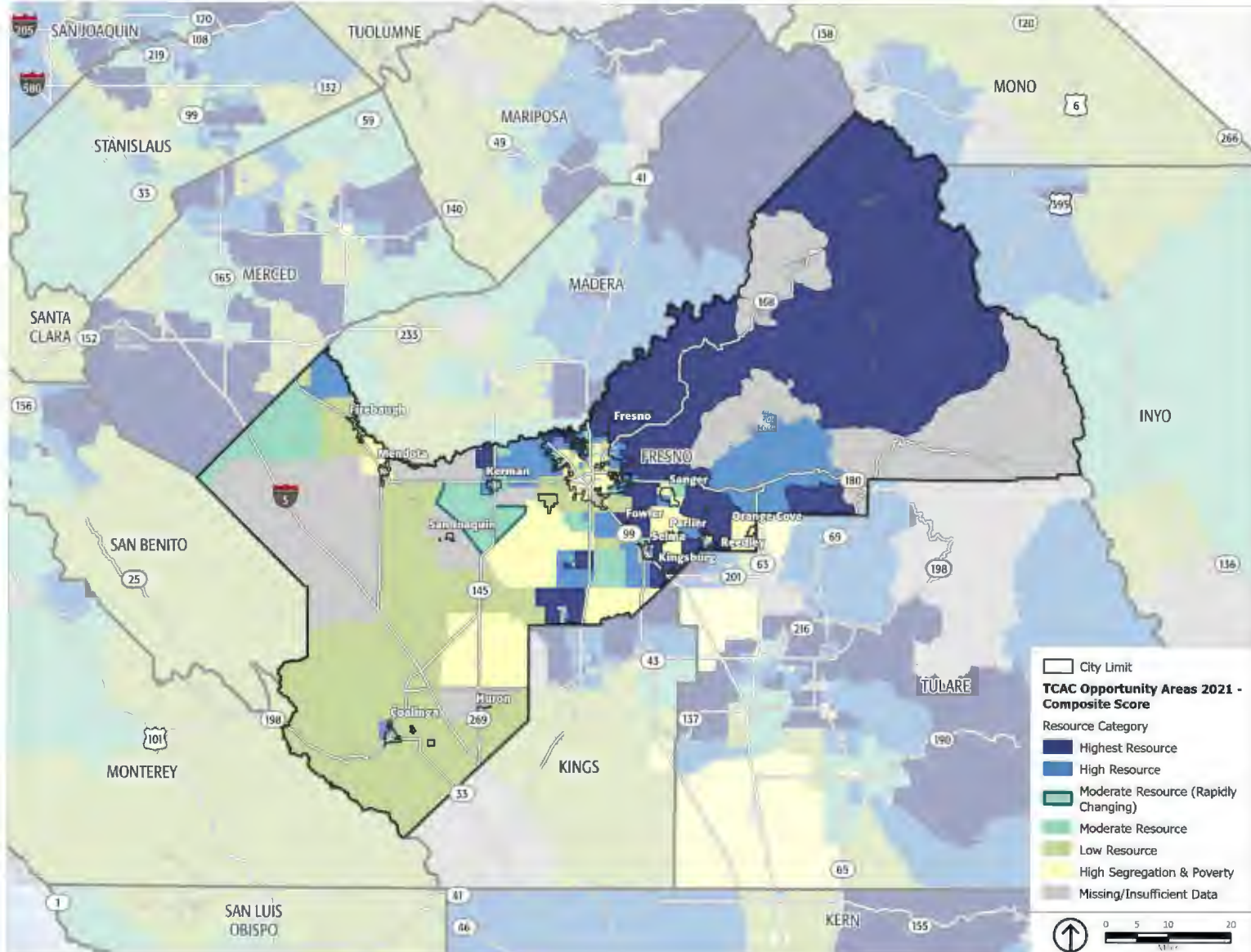
Since 2017, the California Tax Credit Allocation Committee (TCAC) and Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Areas designated as “highest resource” are the top 20-percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the 41st to 70th percentile and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score above the 70th percentile and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$27,759 annually for a family of four in 2021).

As seen in **Figure 3-6, Regional TCAC/HCD Opportunity Areas**, most of Fresno County, particularly in the incorporated cities, is primarily a mix of low-resource or moderate-resource areas and areas of high segregation and poverty, with pockets of high-resource designations. The City of Fresno, as the largest city in the county, has the greatest variation in resource area designations among the incorporated cities of Fresno County. The central portion of the city is designated as low resource and high segregation and poverty, with moderate and high resource designations in the newer suburban communities along the northern and eastern edges of the city, including a pocket of unincorporated county that is surrounded by the incorporated city, designated as highest resource. In contrast, the adjacent City of Clovis is designated high resource with pockets identified as moderate resource. Two cities to the south along State Route 99 (SR 99), Fowler and Kingsburg, are designated as high resource, while Selma is designated an area of high segregation and poverty adjacent to SR 99, with moderate and high resource designations identified in the eastern portion. Additionally, the eastern cities of Sanger and Reedley all contain areas identified as high segregation and poverty in addition to moderate and high resource designations. Both Parlier and Orange Cove east of SR 99 are identified as predominantly areas of high segregation and poverty and low resource, as well as Mendota, Firebaugh, San Joaquin, and Huron in the eastern portion of the county. The City of Kerman, just east of the City of Fresno, and the City of Coalinga at the western edge of the county, are designated moderate and high resource. In the unincorporated county, high and highest resource areas are generally in the northeast and eastern portions of the county, including the unincorporated community of Squaw Valley, although most of the land is included within the Sequoia and Kings Canyon National Parks and is predominantly rural and sparsely inhabited, with pockets of higher resource designations in the unincorporated communities of Caruthers and Riverdale along State Route 41 (SR 41). Lower resource and areas of high segregation and poverty are identified in the western unincorporated areas of the county. Moderate-resource areas elsewhere, concentrated west of Fresno and within the triangle formed by SR 41, the southern boundary of the county, and SR 99. Given that much of unincorporated Fresno County is sparsely populated, with large agricultural and natural open space areas, the low- and moderate-resource areas may not accurately represent the access to opportunities for residents of unincorporated communities, where there is typically a concentration of resources.

FIGURE 3-6 REGIONAL TCAC/HCD OPPORTUNITY AREAS



Source: TCAC/HCD, 2021

Patterns of Integration and Segregation

Segregation exists when there are concentrations of a population, usually a protected class, in a certain area. Segregation can result from local policies, to the availability and accessibility of housing that meets the needs of that population, or a community culture or amenity that attracts the population. In the context of fair housing, segregation may indicate an issue where it creates disparities in access to opportunity, is a result of negative experiences such as discrimination or disproportionate housing need, or other concerns. Integration, in contrast, usually indicates a more balanced representation of a variety of population characteristics and is often considered to reflect fair housing opportunities and mobility.

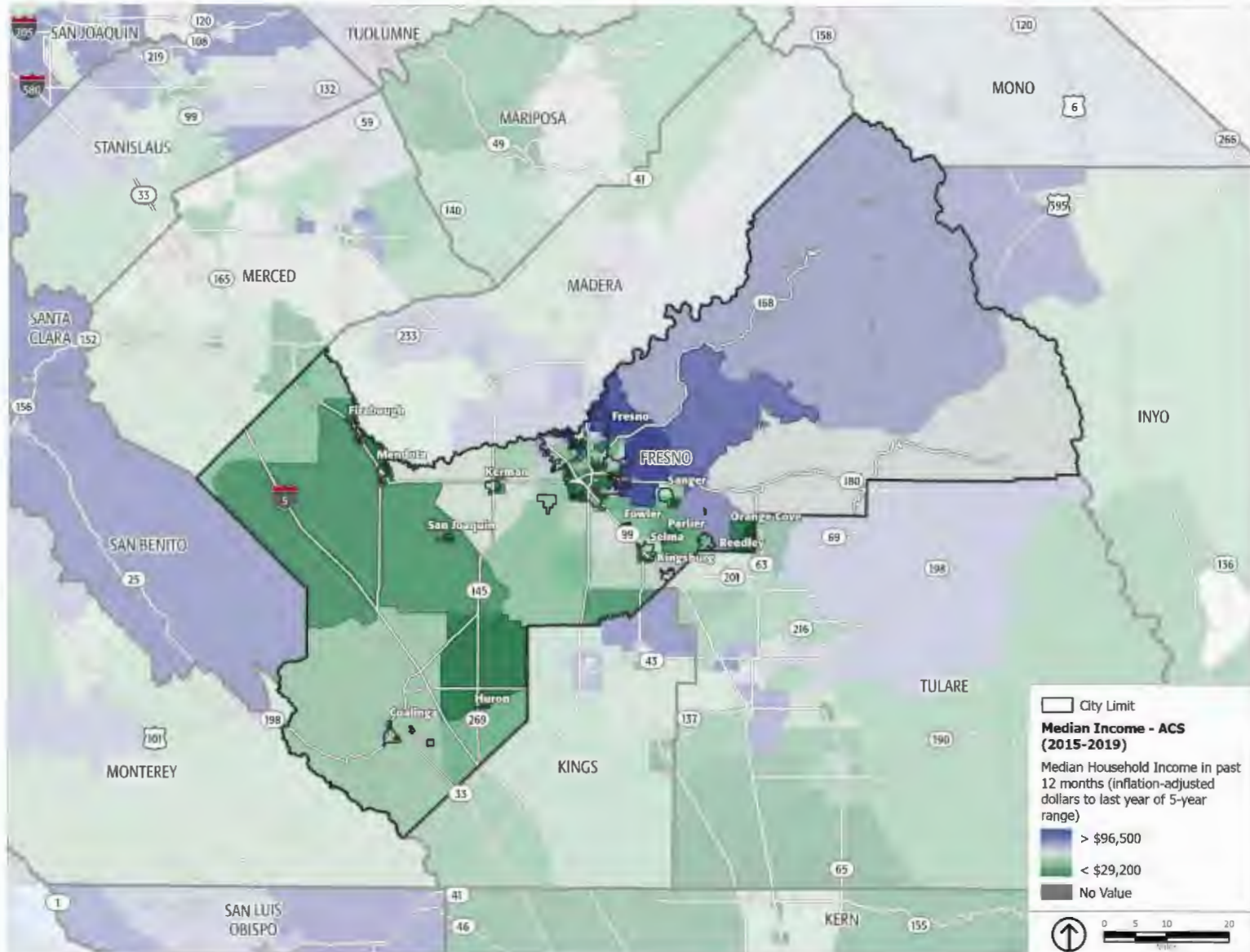
As identified in the previous discussion, a large portion of the City of Fresno; the rural area around the unincorporated community of Raisin City; a rural and agricultural tract north of Huron and one east of the Riverdale unincorporated community; the unincorporated area between, and including tracts within the cities of Sanger, Parlier, Orange Cove, and Mendota; and the unincorporated area north of the City of Mendota to the edge of the City of Firebaugh, are designated as areas of high segregation and poverty.

This analysis assesses four characteristics that may indicate patterns of integration or segregation throughout the region and local Fresno County jurisdictions: income distribution, racial and ethnic characteristics, familial status, and disability rates.

Income Distribution

At the regional level, income distribution can be measured between jurisdictions. **Figure 3-7, Income Patterns in the Region**, presents the spatial distribution of income groups in Fresno County and surrounding San Joaquin Valley jurisdictions. There are concentrations of higher-income households in the City of Clovis, in the northern and southern portions of the City of Fresno (inclusive of unincorporated county islands, which are unincorporated neighborhoods surrounded by the incorporated municipality, and unattached to other unincorporated areas). On maps, these geopolitical anomalies will form jagged or complex borders and 'holes' in the city limits), in the eastern portion of the county, and in unincorporated areas surrounding the cities of Kingsburg, Selma, and Sanger. In surrounding counties, concentrations of higher-income households are found in the portion of Kings County northeast of the City of Hanford and in Tulare County in northern Visalia, north of the community of Woodlake, east of the City of Tulare, and in the sparsely populated Sequoia National Park area in the eastern portion of Tulare County. The neighboring Merced, San Benito, Monterey, and Madera Counties to the north and west generally reflect moderate and lower median incomes.

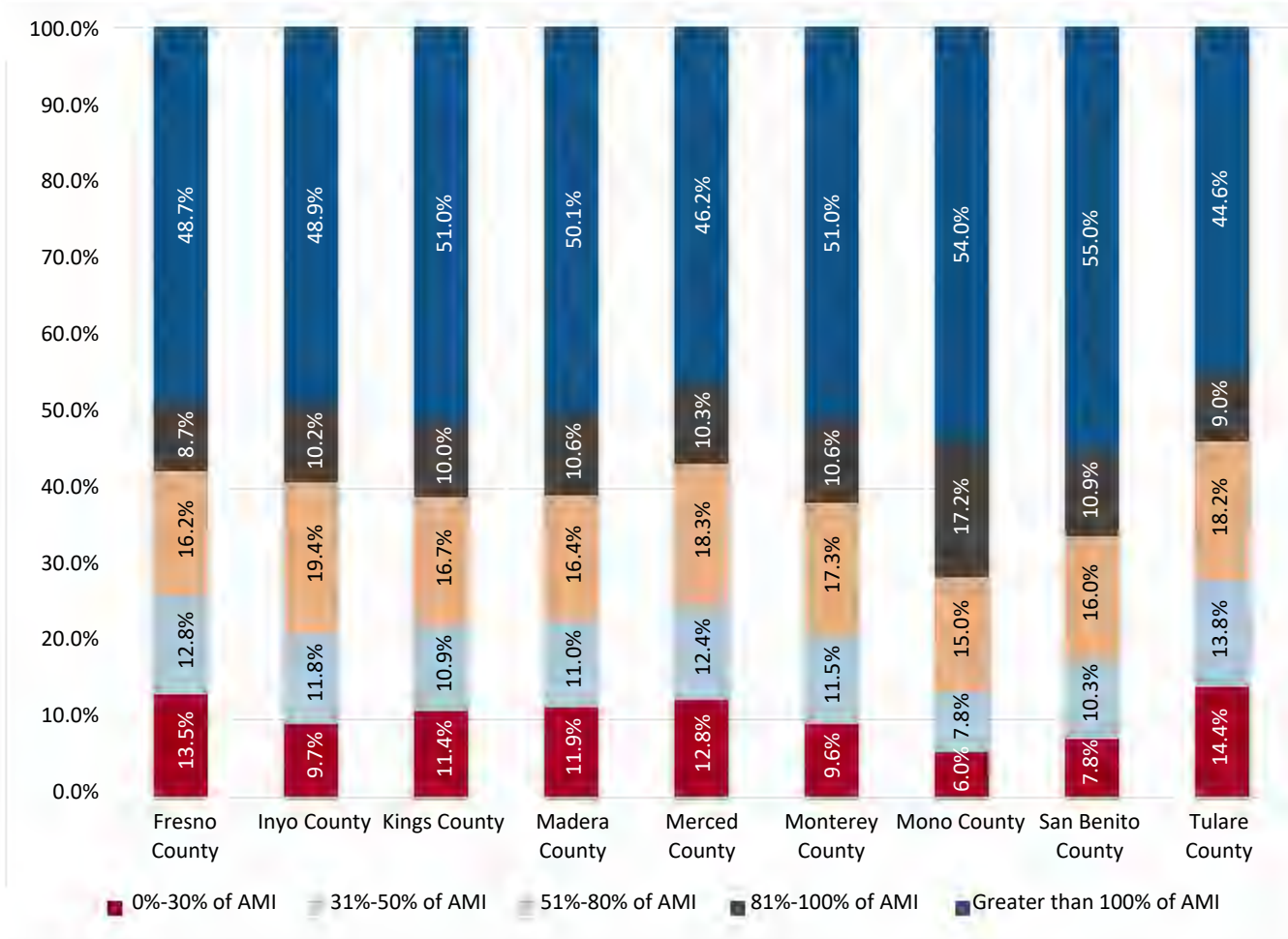
FIGURE 3-7 INCOME PATTERNS IN THE REGION



Source: 2015-2019 ACS

When comparing income groups between San Joaquin Valley counties, patterns in Fresno County closely mirror many of the San Joaquin Valley counties, supporting the patterns shown in **Figure 3-7, Income Groups in the Region. Figure 3-8, Regional Median Incomes**, presents the geographic patterns of median income in Fresno County compared to the region.

FIGURE 3-8 REGIONAL MEDIAN INCOMES



Source: 2016 – 2020 ACS

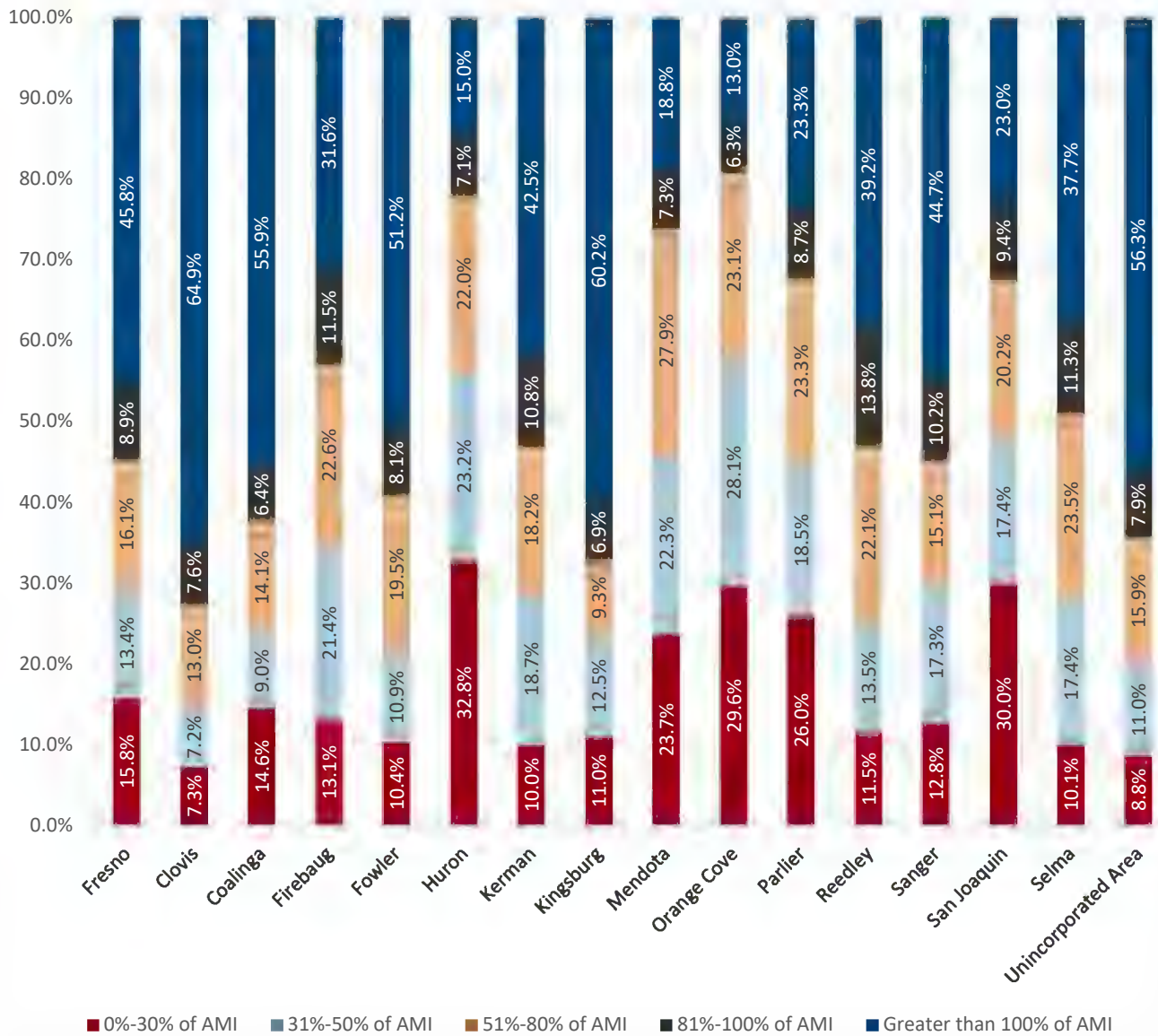
Throughout the region, the highest median income is often found in medium-density urban areas, outside of the central core of the cities in the suburban residential developments, as is the pattern in the incorporated cities of Fresno and Clovis in Fresno County, and Visalia and Tulare in Tulare County, as well as unincorporated areas outside of these cities and in the vicinity of the national forest areas in the eastern portions of these counties. Lower-income concentrations are found within older city cores in the larger jurisdictions. However, in contrast to areas in the state with higher-density populations and uses, the San Joaquin Valley counties are not heavily populated and are instead heavily agricultural, and unincorporated areas are where more lower-income households are located. As shown in **Figure 3-8, Regional Median Incomes**, Fresno County reflects income distribution trends found in the region, with between 46.2 percent and 51.0 percent of the households with incomes 100 percent above the County median in Fresno, Inyo, Kings, Madera, and Monterey Counties. Additionally, the proportion of lower-income households hovers around 40.0 percent in these same counties. Lower-income households comprise between 30.0

and 35.0 percent in Mono and San Benito Counties, and higher proportions of lower-income households, between 43.5 and 46.4 percent, are reported in Merced and Tulare Counties, respectively. Conversely, Merced and Tulare Counties had lower proportions of households with incomes above 100 percent of the median, and Mono and San Benito Counties had higher proportions of above median incomes. However, Mono and San Benito Counties are not comparable to the other San Joaquin Valley counties, as Mono County contains a significant portion of Mammoth Mountain recreational area and higher-income retirement residents, and San Benito County more closely reflects adjoining higher-income Santa Clara and Santa Cruz Counties.

Within Fresno County, the City of Clovis, followed by the City of Kingsburg and unincorporated area, has the largest proportion of moderate- and above moderate-income households earning more than 100.0 percent of the Area Median Income (AMI) at 64.9, 60.2, and 56.3 percent, respectively (**Figure 3-9, Income Groups within Fresno County Jurisdictions**). Conversely, the cities of Huron, San Joaquin, Orange Cove, and Parlier have the highest percentage of households with extremely low incomes below 30.0 percent of the AMI, at 32.8, 30.0, 29.6, and 26.0 percent respectively. Overall, the City of Orange Cove has the highest percentage of lower-income households, constituting 80.8 percent of the total households, followed by the City of Huron at 78.0 percent of the total households, the City of Mendota at 73.9 percent of total households, and the cities of Parlier and San Joaquin at 67.8 and 67.6 percent. The distribution of income groups within Fresno County may be representative of the availability of affordable housing, the historic development patterns, and the employment opportunities in the San Joaquin Valley.

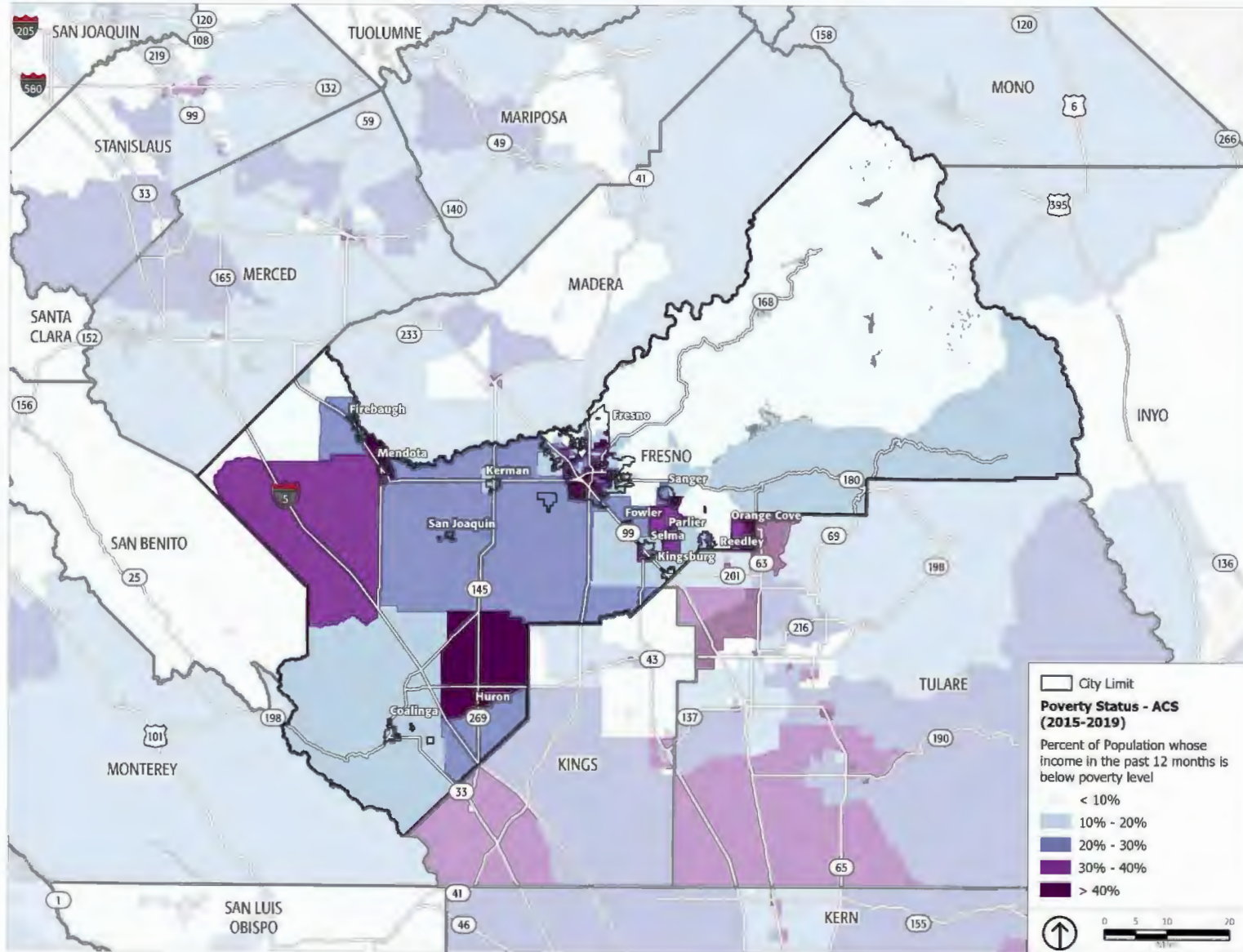
As shown in **Figure 3-9, Income Groups within Fresno County Jurisdictions**, over half of the households in the cities of Huron and Orange Cove have incomes falling into the extremely low- and very low-income categories. In the cities of Mendota and San Joaquin, just over 46.0 percent of total median household incomes fall in the extremely low- and very low-income categories, corresponding with high rates of poverty shown in **Figure 3-10, Regional Poverty Rates**. While all jurisdictions in Fresno County, with the exception of the City of Clovis and the unincorporated county, have areas in which at least 10.0 percent of the population falls below the poverty line, the cities of Kerman, Selma, and Fowler have the lowest representation of population with incomes below 30.0 percent AMI, at 10.0, 10.1, and 10.4 percent, respectively.

FIGURE 3-9 INCOME GROUPS WITHIN Fresno County Jurisdictions



Source: San Joaquin Valley (SVJ) Regional Early Action Project (REAP) 2022

FIGURE 3-10 REGIONAL POVERTY RATES



Source: 2015-2019 ACS

Racial and Ethnic Characteristics

The Othering and Belonging Institute developed the Divergence Index tool that compares the relative proportions of racial groups (or any other groups) at smaller and larger geographies, looking for the degree of “divergence” between the two geographies, such as between a census tract and a county.² The lowest possible value of the Divergence Index is 0, when the demographics of a smaller geography does not differ, or diverge, from that of the larger geography, suggesting minimal segregation, whereas higher values suggest higher divergence, and hence higher segregation. For example, if the population within an overall jurisdiction of two census tracts is predominantly Hispanic at 91.0 percent, and one census tract is 95.5 percent Hispanic, the Divergence Index in that tract would be low, as the tract does not differ significantly from the larger geographical unit. However, if the other census tract is primarily Hispanic at 74.0 percent and has higher proportions of other racial and ethnic groups, the Divergence Index would be higher, as that tract differs from overall geographical demographic patterns, and the Non-Hispanic residents would be the populations that are considered segregated. The mapping designation in that tract would be Low-Medium Segregation. In this case, a predominantly Hispanic community is not considered “segregated” as the majority of the population is homogeneous – it is the presence of other races/ethnicities within a smaller geographic unit where segregation, which may include White Non-Hispanic, Asian, Other, or any combination of racial/ethnic affiliation, that are actually the “segregated” populations within an area that is overall representative of Hispanic populations. The Divergence Index reveals patterns between racial and ethnic concentrations that may indicate segregation, such as “between-place” (or inter-municipal or regional segregation) and “within-place” (or intra-municipal) segregation. In other words, the Divergence Index measures the degree of segregation between neighborhoods within a city compared to the degree that it exists between cities within a metropolitan region.

While the Divergence Index indicates the separation of groups across space, it cannot, by itself, indicate if a place is truly “integrated.” A place could have a low level of segregation and yet not reflect what we would intuitively describe as “integrated.” This is because some places with little racial segregation may be racially homogeneous, with little underlying diversity that would result in segregation. Some communities and regions may appear to have relatively little racial residential segregation, but that may be a result of low diversity. The determination of high or low-medium segregation designations at the larger county level, for example, is not predicated solely on a predominance of one race or another. The distribution of population within racial/ethnic groups at the overall county level is established as a baseline. The Segregation/Integration designation is then determined on how each of the racial/ethnic populations are distributed proportionally at the jurisdictional level, compared to the percentage of the population in each racial/ethnic group at the baseline county level.

As shown in **Figure 3-11, Segregation and Integration, Regional Divergence, 2020**, there is a mix of High and Low-Medium Segregation designations among the counties surrounding Fresno County. There are no counties identified as Racially Integrated. Fresno County has been identified as highly segregated, with a baseline distribution of 54.0 percent Hispanic, 24.0 percent White Non-Hispanic, 11.0 percent Asian, and 8.0 percent Other. Although the representation of the racial and ethnic populations in the City of Fresno closely correspond to the county baseline, eight of the jurisdictions in the county have Hispanic populations over 80.0 percent, thereby

² Othering and Belonging Institute, 2022, “Technical Appendix” in *The Roots of Structural Racism Project*, accessed October 5, 2022. <https://belonging.berkeley.edu/technical-appendix>.

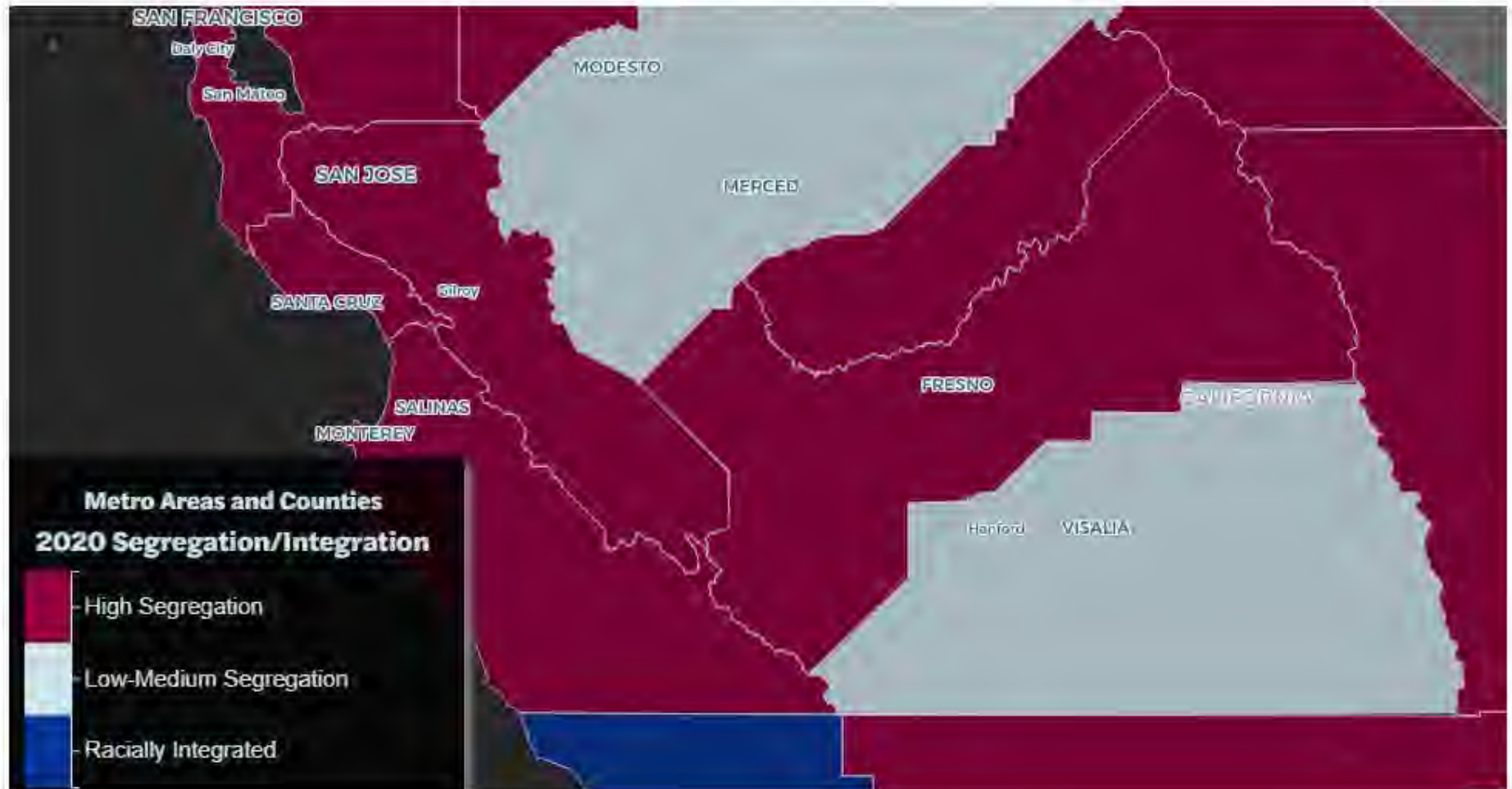
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“diverging” from the county baseline and indicating a segregated population of color. In contrast, the City of Clovis has a White population that is almost double that of the overall county, and conversely the proportion of Hispanic residents is 31.0 percent compared to 54.0 percent per the county baseline, again indicating a divergence from the countywide racial and ethnic population distribution. The three remaining jurisdictions have proportional representations of racial and ethnic populations that generally diverge less than approximately 20 percentage points from the baseline and are designated low-medium segregation. However, the High Segregation allocation results from the prevalence of jurisdictions within the county that differ so significantly from the baseline.

Similar patterns of jurisdictions diverging from the county level racial and ethnic baseline occur in Monterey, Madera, Inyo, and Mono Counties, with associated High Segregation designations. Madera and Monterey Counties experience the divergence primarily within the Hispanic and Other populations. In Madera County, the racial and ethnic distribution is 60.0 percent Hispanic, 31.0 percent White Non-Hispanic, and 9.0 percent Other. However, Madera has a distribution that diverges from the baseline with 80.0 percent Hispanic, 13.0 percent White Non-Hispanic, and 8.0 percent Other, and Chowchilla has a lower proportion of Hispanic residents, a comparable White Non-Hispanic representation, yet a higher proportion of Black and Other residents at 15.0 percent. Monterey County’s High Segregation designation is attributed to the extreme divergence of racial and ethnic representation in the coastal cities from the baseline of 60.0 percent Hispanic, 27.0 percent White Non-Hispanic, and 12.0 percent Other, with White Non-Hispanic populations more than double the county baseline and Asian and Other proportions almost double the county baseline. In contrast, the inland jurisdictions along Interstate (I-) 5 in the rural agricultural portions of the county have high proportions of Hispanic communities between 20 and 33 percentage points from the baseline, with corresponding low White Non-Hispanic and Other populations.

In contrast, in Mono and Inyo Counties, the High Segregation designation is based on the predominance of a countywide White population at 66.0 and 58.0 percent, respectively, and although there is a comparable racial and ethnic composition in the single incorporated jurisdiction in each, the remainder of each of the counties’ census designated places (CDPs) have proportional representations of racial and ethnic groups that are divergent from the county baseline, and therefore have been identified as a High Segregation statistical area. The remaining adjacent Merced, Tulare, and Kings Counties are considered Low-Medium Segregation, with the proportions of Hispanic, White Non-Hispanic, Asian, and Other communities of color more closely correlating with the baseline distributions of racial/ethnic populations. San Benito County is included in the San Jose/Sunnyvale, Santa Clara Metropolitan Statistical Area (MSA) and therefore not comparable in this analysis.

FIGURE 3-11 SEGREGATION AND INTEGRATION, REGIONAL DIVERGENCE, 2020

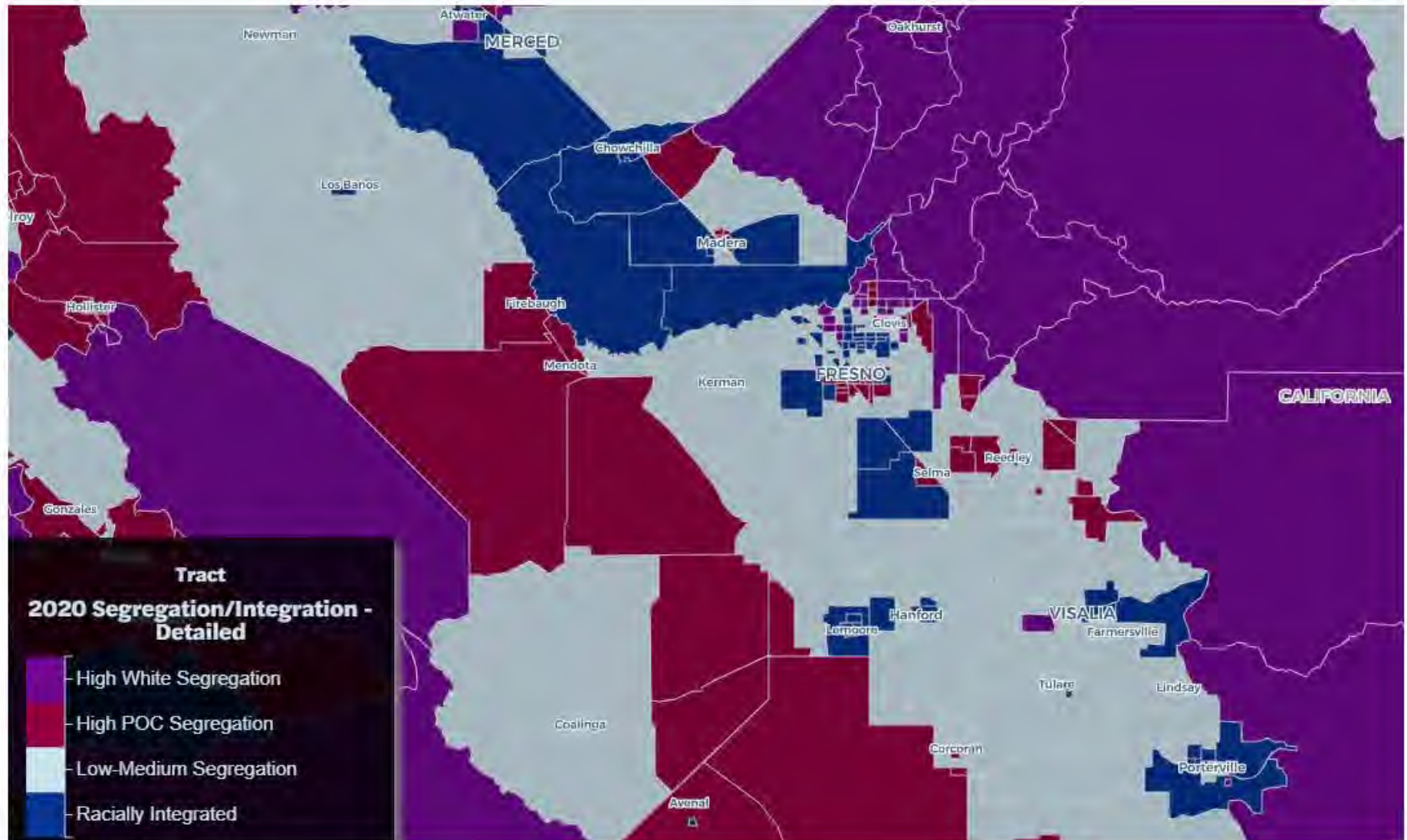


Source: Othering and Belonging Institute, 2020

As shown in **Figure 3-12, Racial and Ethnic Divergence, Fresno County Region**, the detailed Segregation and Integration Index is an alternative measurement of segregation and integration from a more qualitative perspective, although the categories are based on quantitative proportions, classified as high white segregation (more than 51 percent White population); high People of Color (POC) segregation (above 75 percent total Non-White populations); low-medium segregation (between 50 and 74 percent predominant population and 25 to 50 percent White populations); and racially integrated (below 50 percent representation of all racial and ethnic groups). Within Fresno County, there are pockets of high POC segregation correlating to many of the eastern jurisdictions, within and around the cities of Fresno and Clovis, and large areas of high POC segregation in the western portion of the county, correlating to a predominance of Hispanic populations. Conversely, there are no areas of high White segregation west of SR 99 in Fresno County, although the eastern portion of Fresno County, as well as Mono and Inyo Counties, are identified as high White segregation areas, correlating to the predominantly White, non-Hispanic population. In contrast, the high White segregation designation is also found in San Benito and Monterey Counties, which were, at the MSA level, considered highly segregated, yet this designation is due to the physical concentrations of predominantly White, non-Hispanic populations along the coast in Monterey County and more sizeable non-Hispanic White representation in San Benito County.

At the census tract level, many of the jurisdictions in Fresno County designated as High Segregation at the higher level include census tracts (comprising the entire city or a majority of the census tracts in the city) designated as High POC Segregation, including Mendota, Selma, Reedley, Sanger, Parlier, Orange Cove, and Huron, as well as census tracts in the western unincorporated county, as they are predominantly Hispanic, which is divergent from the county baseline (although internally the level of segregation is low). These designations are often reflective of the intra-city relationships between racial and ethnic groups and high representations of Hispanic populations. In the City of Clovis, as well as unincorporated county islands in the City of Fresno, and eastern census tract adjacent to the national forest areas, also designated as High Segregation at a broader level, the majority of census tracts are identified as High White Segregation. Those census tracts that are identified as High POC in the City of Clovis reflect a high concentration of Asian residents in combination with an average of 20.0 percent Hispanic and Other at approximately 6.0 percent. A large portion of the census tracts within the cities of Fresno, Kerman, Kingsburg, Clovis, and Coalinga, as well as unincorporated suburbs of the City of Fresno, are designated as areas of Low-Medium segregation, which relate to intra-city distribution of racial and ethnic populations within the total city composition. While there are no jurisdictions in Fresno County designated as racially integrated in their entirety, Racially Integrated designations exist at the census tract level in the cities of Fresno and Clovis and south along SR 99 that correspond to Diversity Index percentiles not reflected at the jurisdictional-level profile.

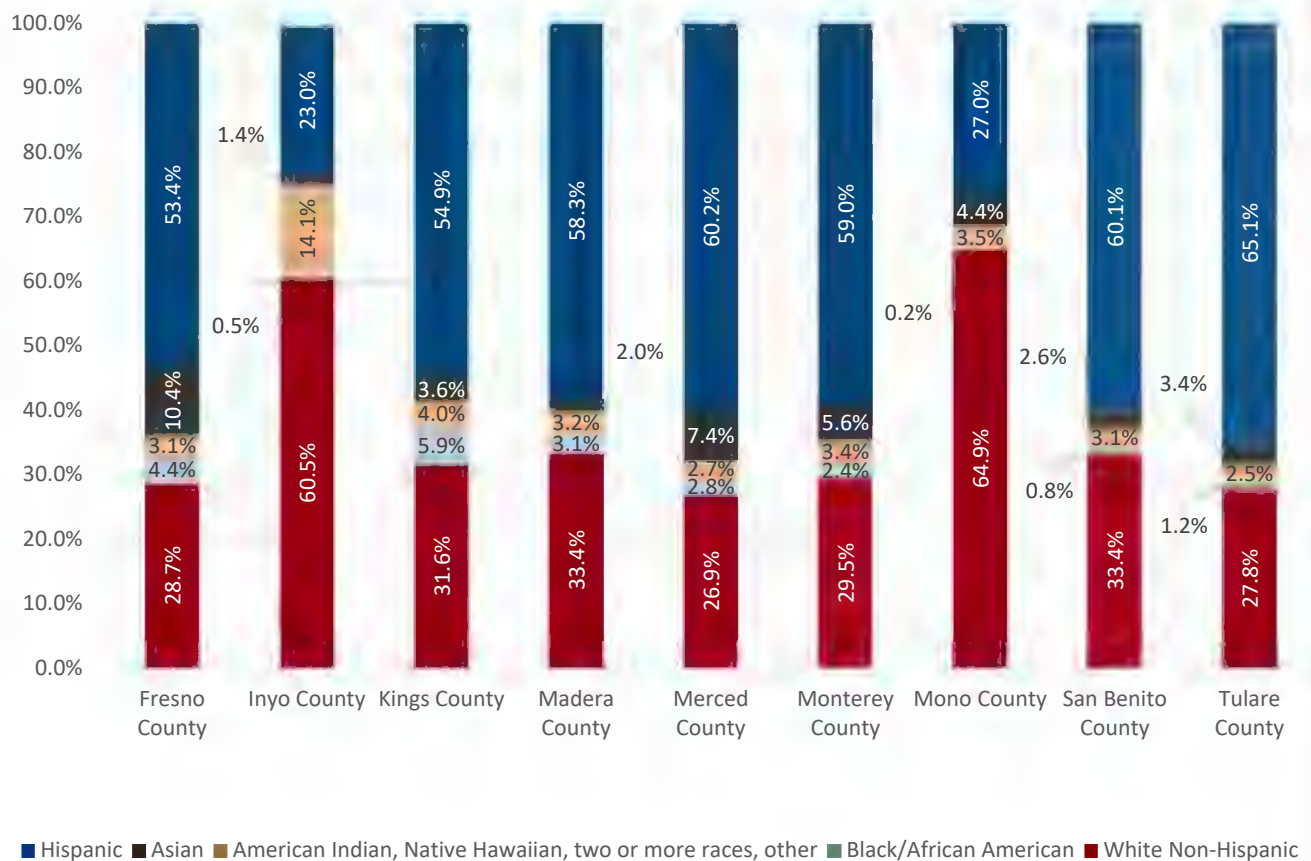
FIGURE 3-12 RACIAL AND ETHNIC DIVERGENCE, FRESNO COUNTY REGION



Source: *Othering and Belonging Institute*, 2020

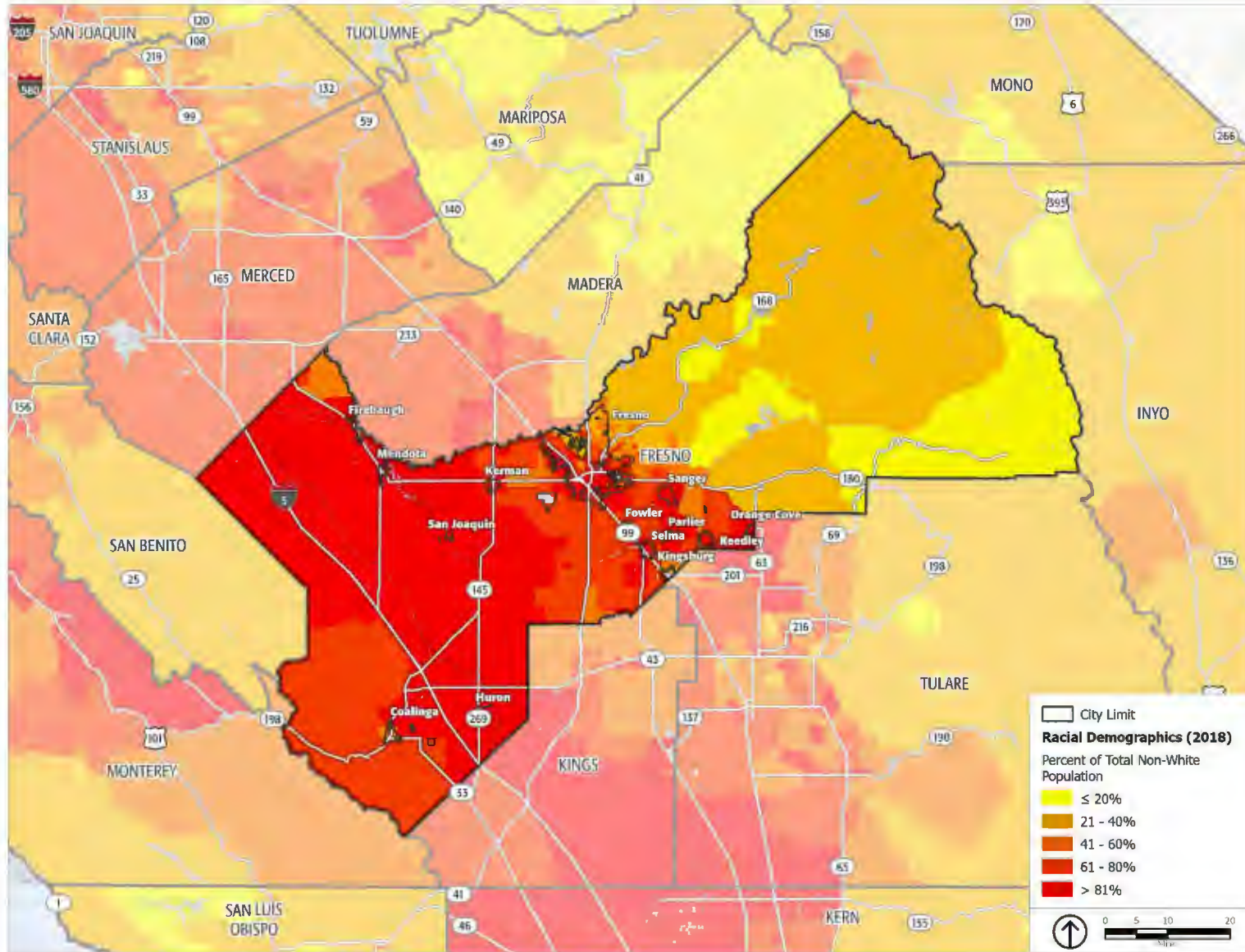
In Fresno County, as in much of the surrounding San Joaquin Valley region following SR 99 and to the west, the population is primarily Non-White, (**Figure 3-13, Regional Demographic Composition, 2020**, and **Figure 3-14, Regional Racial Demographics**) with the predominant population identifying as Hispanic, with the exception of portions of Clovis and pockets of unincorporated areas. The northern portion of the San Joaquin Valley region has similar racial and ethnic patterns, with most of Merced, Madera, and Tulare Counties being 61.0 to 81.0 percent Non-White with predominantly Hispanic populations, with concentrations of Non-White populations above 81.0 percent in the core areas of jurisdictions. San Benito County has a slightly less diverse population, with 41.0 to 60.0 percent of the population identifying as Non-White and a sizeable White population. In the eastern Inyo and San Joaquin Counties, the population is predominantly White Non-Hispanic, with communities of color comprising less than 40.0 percent of the population. These racial and ethnic trends in the flatland areas of the San Joaquin Valley reflect patterns of the historical agricultural economy and associated lower-income distribution with higher rates of poverty.

FIGURE 3-13 REGIONAL DEMOGRAPHIC COMPOSITION, 2020



Source: 2016-2020 ACS

FIGURE 3-14 REGIONAL RACIAL DEMOGRAPHICS



Source: Esri, 2018

Concentrations of minority populations, or concentrations of affluence, may indicate a fair housing issue despite relative integration compared to the region. A racially and ethnically concentrated area of poverty (R/ECAP) is defined by the United States Department of Housing and Urban Development (HUD) as an area in which 50.0 percent or more of the population identifies as non-White and 40.0 percent or more of households are earning an income below the federal poverty line. Although the regional 2021 Tax Credit Allocation Committee (TCAC)/California Department of Housing and Community Development (HCD) Opportunity Map methodology was used during the preparation of this Regional Assessment of Fair Housing (AFH) chapter, as described previously, the data that methodology relied on for the United States Department of Housing and Urban Development's (HUD's) Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) designation is from 2013 and prior. Therefore, the 2023 COG Geography TCAC/HCD Opportunity Map - High Segregation and Poverty indicator is used instead. It uses the same methodology for measuring high segregation and poverty areas as the 2023 TCAC/HCD Opportunity Map. The 2023 TCAC/HCD Opportunity Map includes a poverty concentration and racial segregation filter that aligns with HUD's R/ECAP methodology but is intended to more effectively reflect the level of racial and ethnic diversity unique to many parts of California.

The 2023 methodology identifies areas of concentrated poverty where at least 30 percent of the population is living below the poverty line. The filter relies on a measure of racial segregation to capture the block groups and/or tracts that have a disproportionate share of households of color. The HUD R/ECAP metric sets an absolute threshold that does not account for substantial variation in the racial and ethnic population across California's counties. To reflect unique racial and poverty interrelationships unique to the jurisdiction, a relative segregation measure is calculated at the block group/census tract level in the 2023 methodology to identify how much more segregated that area is relative to Fresno County overall. Local geographical areas that have both a poverty rate of over 30 percent and are designated as being racially segregated are filtered into the "High Segregation Poverty" category, as shown in **Figure 3-15 (Areas of High Segregation and Poverty, 2023)**.

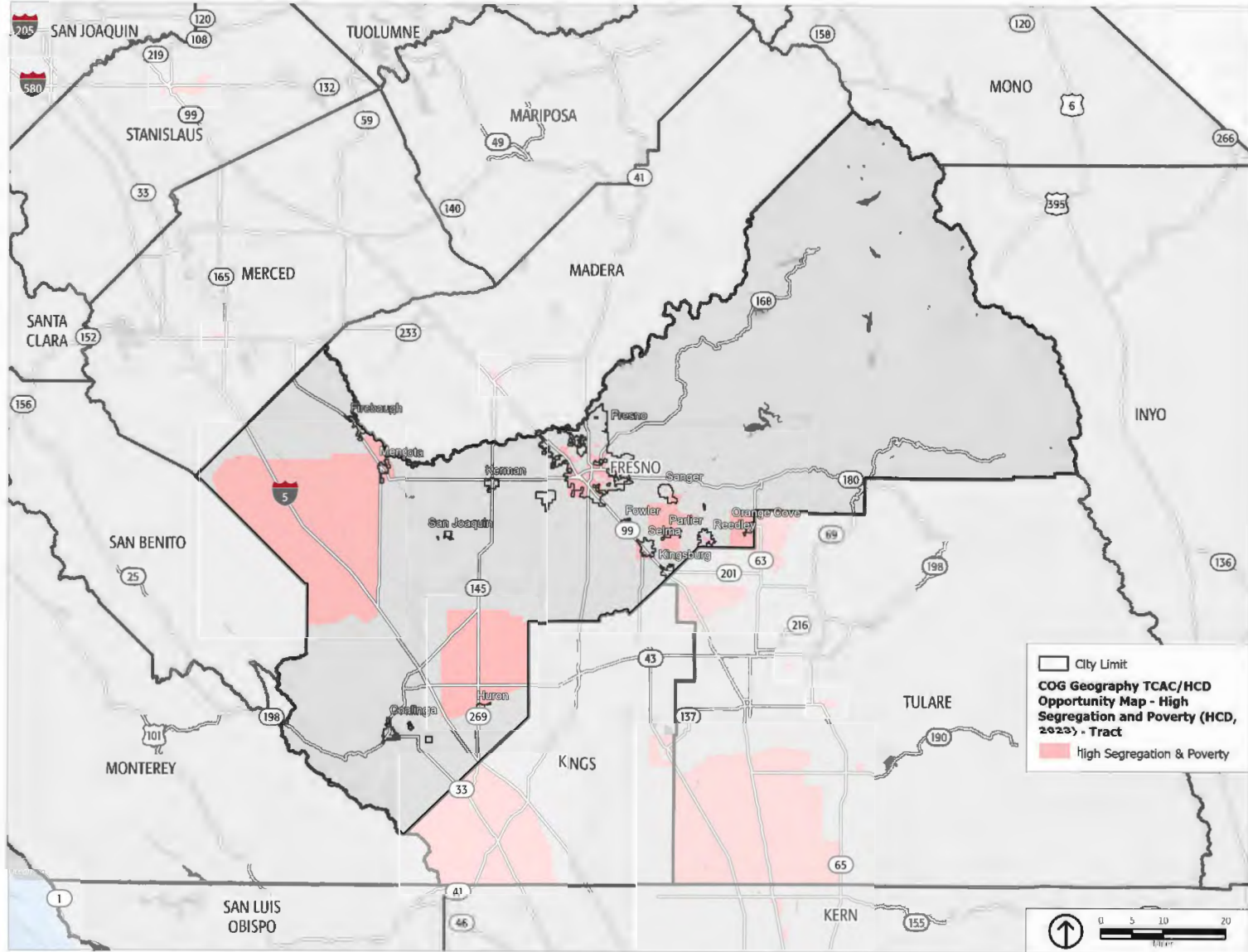
HCD has also identified racially concentrated areas of affluence (RCAAs) in California as census tracts in which the total population that identifies as White is 1.25 times higher than the average percentage of the total White population in the local COG (60.3 percent in FCOG) and a median income that is 1.5 times higher.

There are 36 tracts identified as areas of high segregation and poverty in the City of Fresno; one within the limits of the City of Sanger and surrounding unincorporated areas; two within the limits of the City of Parlier, two within the limits of the City of Orange Cove and surrounding unincorporated areas; two within the limits of the City of Mendota, including the surrounding unincorporated areas; one within the limits of the City of Reedley; and one within the limits of the City of Huron, including the surrounding unincorporated areas; all of which are discussed in more detail in their respective jurisdictional analysis. There are several other areas of high segregation and poverty in the southern San Joaquin Valley region in Tulare County, and in San Benito County, while there are several in the cities of Merced and Madera (see **Figure 3-15, Regional Areas of High Segregation and Poverty, 2023**). However, the incidence of areas of high segregation and poverty is far greater in the larger, more urbanized jurisdiction of Fresno. In

contrast, there are several RCAAs in Fresno County (see **Figure 3-16, Regional RCAAs**), in the cities of Clovis and Fresno, including unincorporated islands and unincorporated areas east of Clovis and Fresno. RCAAs are also evident throughout the southern and eastern portions of the region, including portions of the cities of Visalia, Tulare, and Hanford and adjacent unincorporated area, and the Sequoia National Forest communities.

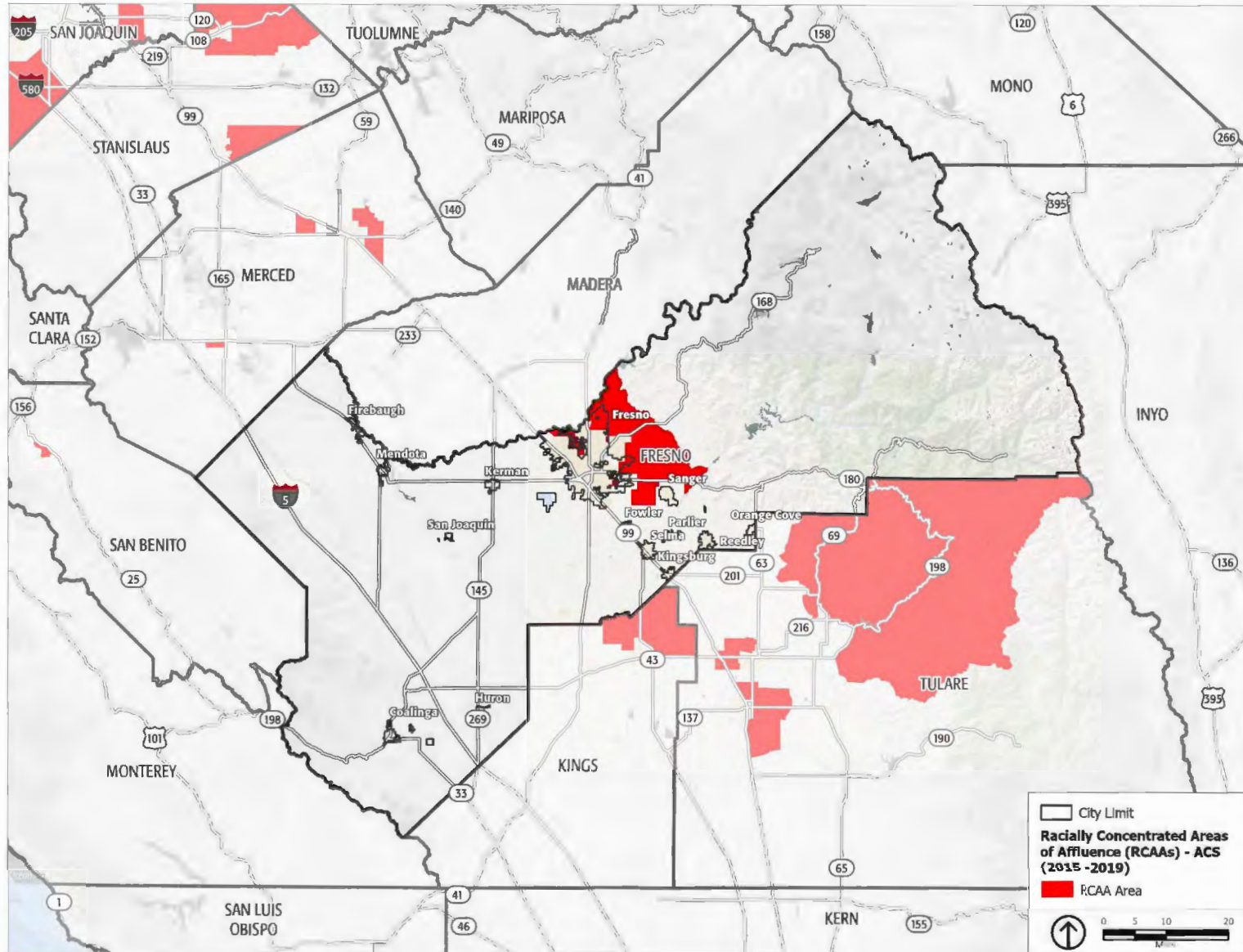
At the local level, the AFFH diversity data map provides a current reflection of local integration. As shown in **Figure 3-17, Diversity Index for Fresno County**, the Diversity Index percentile closely corresponds to the racial demographics data presented in **Figure 3-18, Fresno County Jurisdiction Racial Demographics**. Areas with the lowest diversity indices are found in Clovis and the unincorporated island in northern Fresno, as well as the eastern communities of Squaw Valley and Aubrey. The majority of cities fall within the 70.0 to 85.0 percent diversity percentile, with the highest diversity scores above the 85th percentile found in and surrounding the City of Fresno, in the City of Fowler, west and south in the unincorporated county towards the cities of Caruthers, Huron, and Coalinga, and also in portions of the City of Mendota and the City of Kerman. In some jurisdictions, the percentage of the population that identifies as other Non-White (including Black/African American, Native American, Asian, and Multiple Race) is so low, as shown in the Figure 2-1, Race and Ethnicity (2020), in the Needs Assessment, that diversity indices may not accurately represent their distribution.

FIGURE 3-15 REGIONAL AREAS OF HIGH SEGREGATION AND POVERTY, 2023



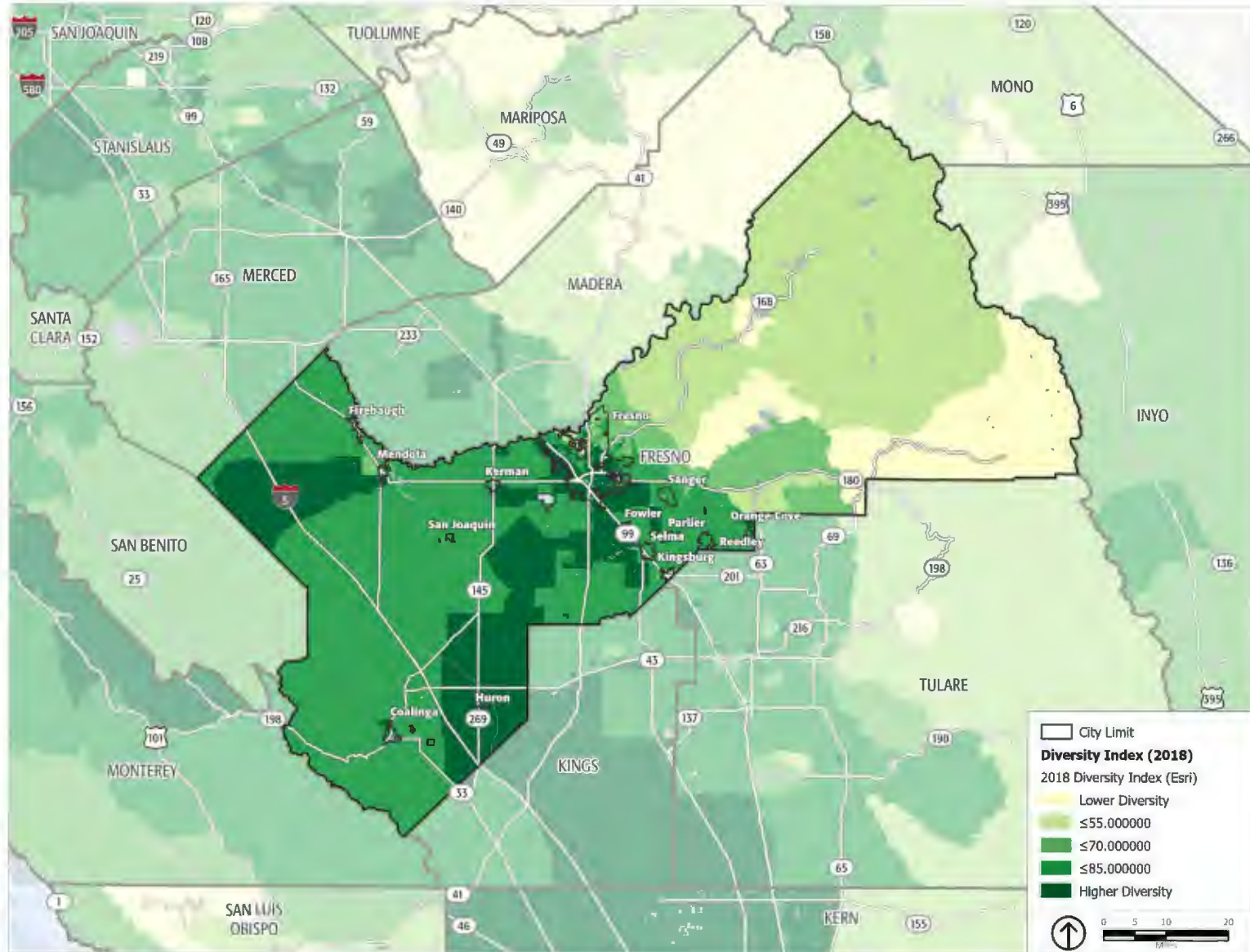
Source: California Tax Credit Allocation Committee and HCD, 2023

FIGURE 3-16 REGIONAL RCAAS



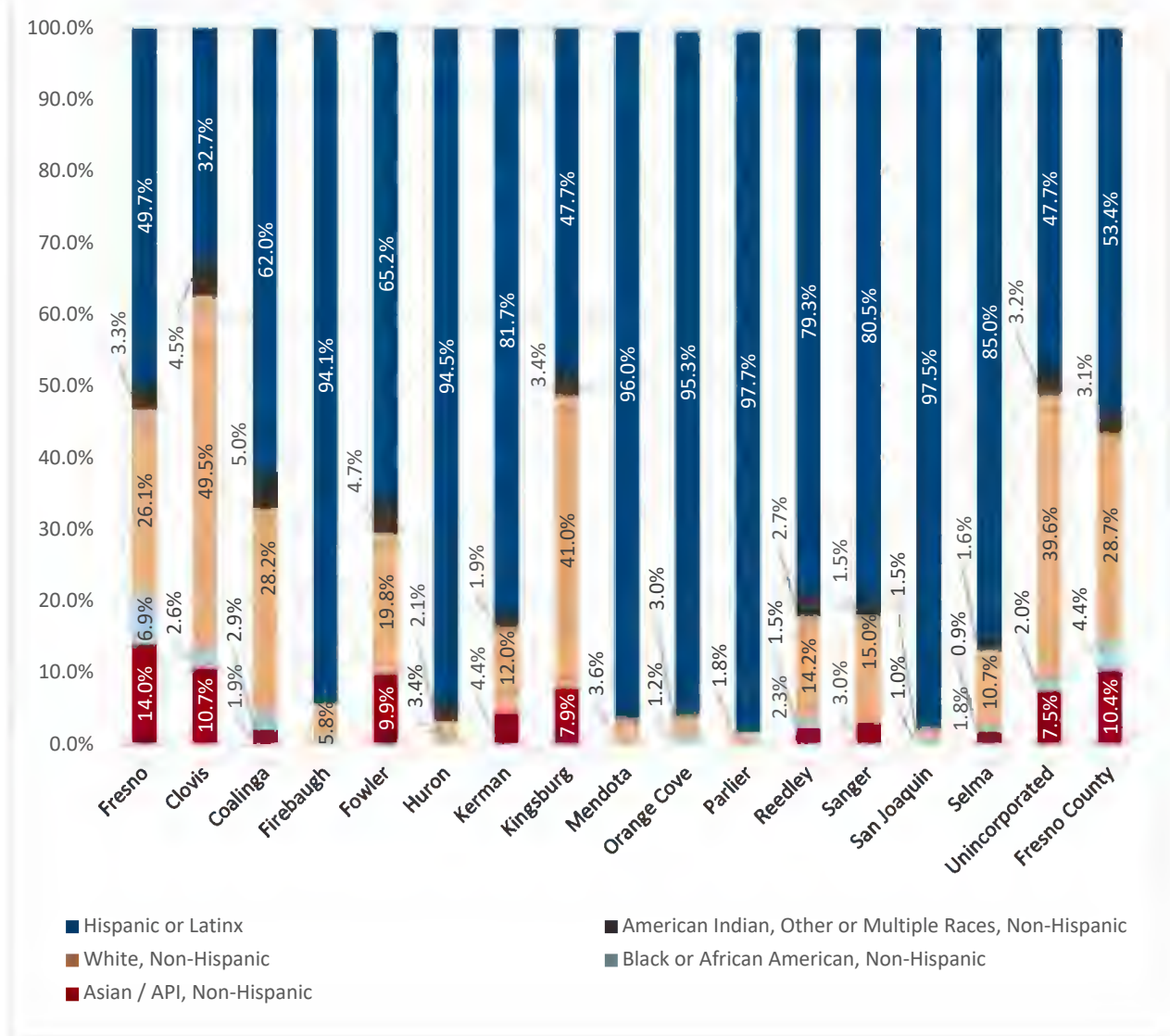
Source: 2015-2019 ACS, HCD 2022

FIGURE 3-17 DIVERSITY INDEX WITHIN FRESNO COUNTY



Source: Esri, 2018

FIGURE 3-18 FRESNO COUNTY JURISDICTION RACIAL DEMOGRAPHICS



Source: 2016-2020 ACS

Familial Status

Patterns of familial status present a potential indicator of fair housing issues, as it relates to availability of appropriately sized or priced housing when certain family types are concentrated. As a protected characteristic, concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent, female-headed households are considered to have a greater risk of experiencing poverty than single-parent, male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

In 2021, the HUD Office of Fair Housing and Equal Opportunity (FHEO) reported the number of housing discrimination cases filed with HUD since January 2013. Of the 140 cases in Fresno County, approximately 9.3 percent (13 cases) alleged familial status discrimination (**Table 3-1, Regional Familial Status Discrimination, 2013-2021**). According to the FHEO, six cases were filed in Fresno County in 2020, none

of which were familial status related. While it is important to note that some cases may go unreported, 13 cases in 8 years reflects fairly low rates of familial status discrimination in Fresno County. Further, the incidence of discrimination against familial status in Fresno County is relatively low compared to the region, with three counties having lower rates, and two counties having rates approaching 30.0 percent.

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

County	Total Cases*	Cases Alleging Familial Status Discrimination	
		Number	Percentage of Total Cases
Fresno County	140	13	9.3%
Inyo County	N/A	N/A	N/A
Kings County	14	4	28.6%
Madera County	11	0	0%
Merced County	27	3	11.1%
Mono County	2	0	0%
Monterey County	98	18	18.4%
San Benito County	10	3	30.0%
Tulare County	47	4	8.5%

**Cases that were withdrawn by the complainant without resolution, resulted in a no-cause determination, or were not pursued as a result of failure of the complainant to respond to follow-up by HUD are not included in this total.*

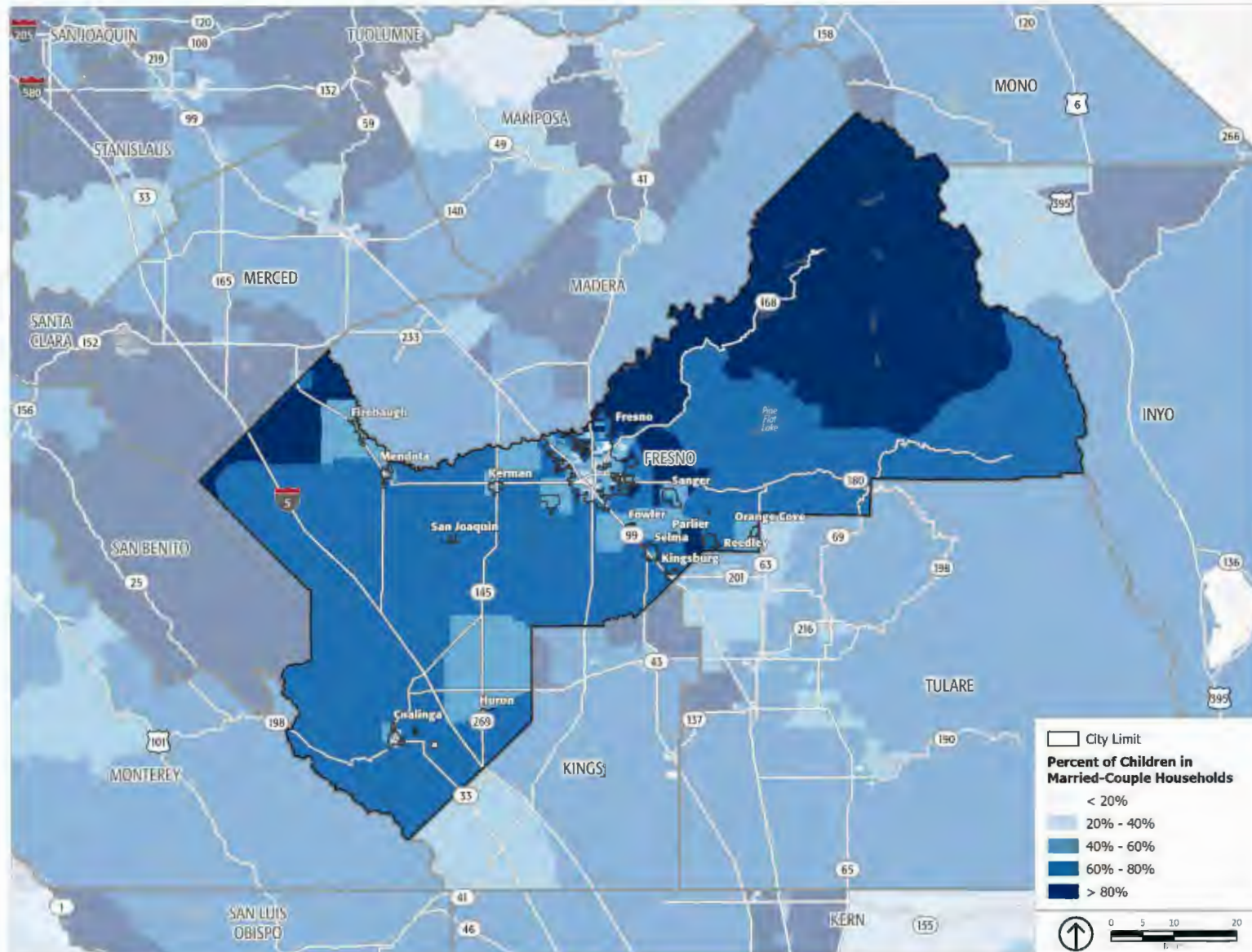
Source: HUD, 2021

While discrimination against familial status does not appear to pose a fair housing issue in Fresno County, particularly compared to the region, there are still notable patterns of distribution for varying family types. As seen in **Figure 3-19, Percentage of Children in Married-Couple Households in the Region**, most of Fresno County has moderate to high rates of this family type, comparable to surrounding San Joaquin Valley jurisdictions. In the San Joaquin Valley, in areas where residences are typically more dispersed and uses are more agricultural or limited by topography, there is a higher incidence of families with children than is found in the central and southern neighborhoods of the City of Fresno, as well as portions of the cities of Coalinga, Kerman, Mendota, Firebaugh, Fowler, Parlier, Orange Cove, and Sanger, inclusive of adjacent unincorporated areas. This trend is also present in the more urbanized areas of Tulare, Merced, and Madera Counties. In contrast, Inyo, Mono, the eastern portion of Monterey, and San Benito Counties, which have relatively few pockets of urbanization, have the highest rates of married-family households with children. The highest rates of female-headed households with children in Fresno County, between 20.0 and 40.0 percent, are in, or immediately adjacent to, incorporated cities, likely where there is better access to schools, transit, services, and jobs, as well as a greater range of housing types to meet a variety of needs (**Figure 3-20, Percentage of Children in Female-Headed Households in the Region**). This pattern is seen throughout the San Joaquin Valley region, with greater concentrations of female-headed households in and near cities, as well as in the eastern areas of Fresno and Tulare Counties, and throughout Mono and Inyo Counties. Higher rates of married-couple households are found further from urban centers, west of SR 99, in higher-income communities, and also in the eastern areas of Fresno, Madera, Merced, and Tulare Counties, and throughout Mono and Inyo Counties.

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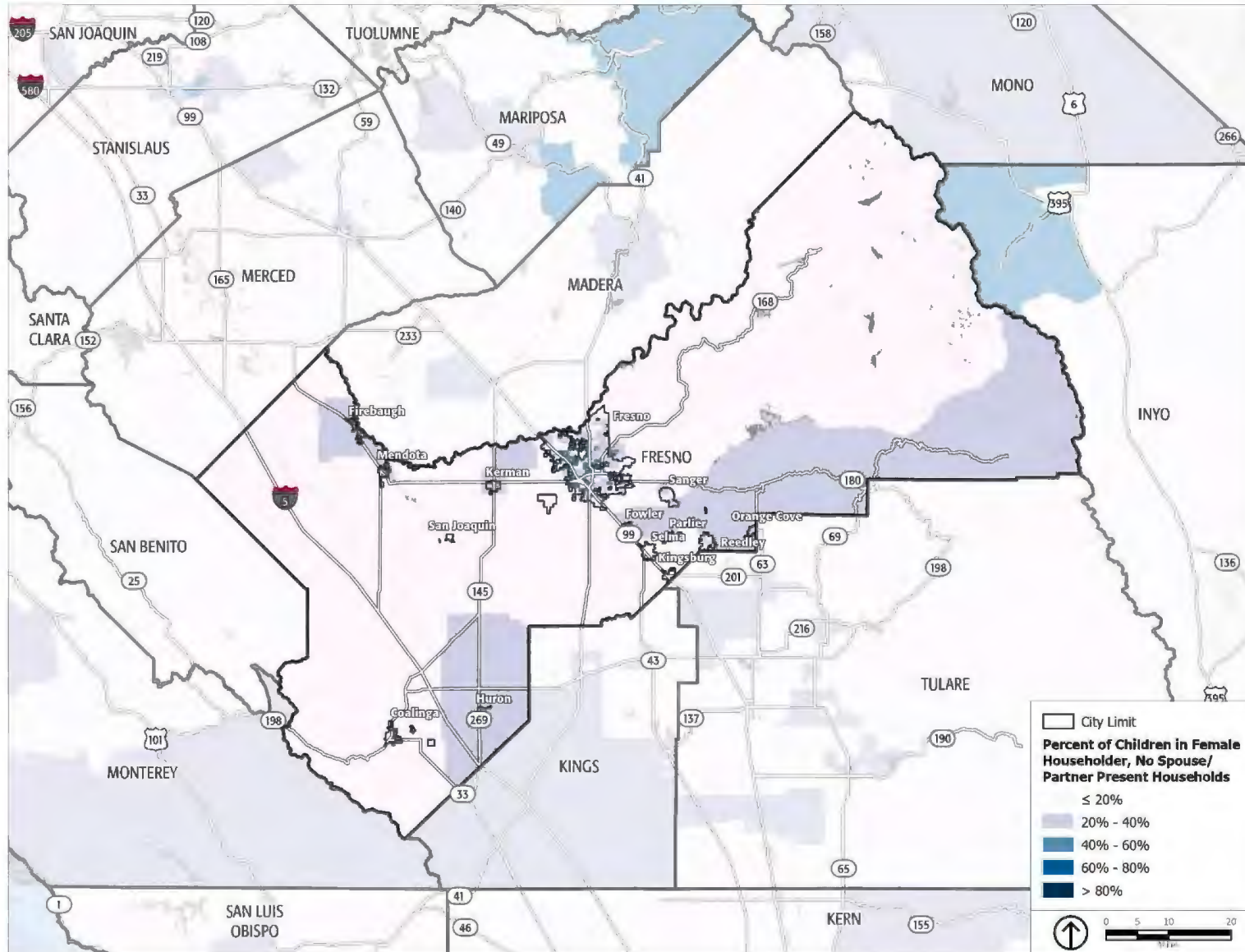
Within Fresno County, the highest concentration of female-headed households, 60.0 to 80.0 percent of total households, is evident in two census tracts in the City of Fresno. There are several tracts in Fresno, predominantly along SR 99 and SR 41, with proportions of female-headed households comprising 40.0 to 60.0 percent of the total households, as well as two tracts in the City of Clovis. In line with this, Fresno has tracts with lower concentrations of married-couple households with children, which is the dominant family type in the remainder of the county and nearby areas of the unincorporated county. In other jurisdictions in the county, there is a more balanced representation of a variety of family types, though married couples are still the primary family type throughout Fresno County and the region.

FIGURE 3-19 PERCENTAGE OF CHILDREN IN MARRIED-COUPLE HOUSEHOLDS IN THE REGION



Source: 2015-2019 ACS

FIGURE 3-20 PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS IN THE REGION

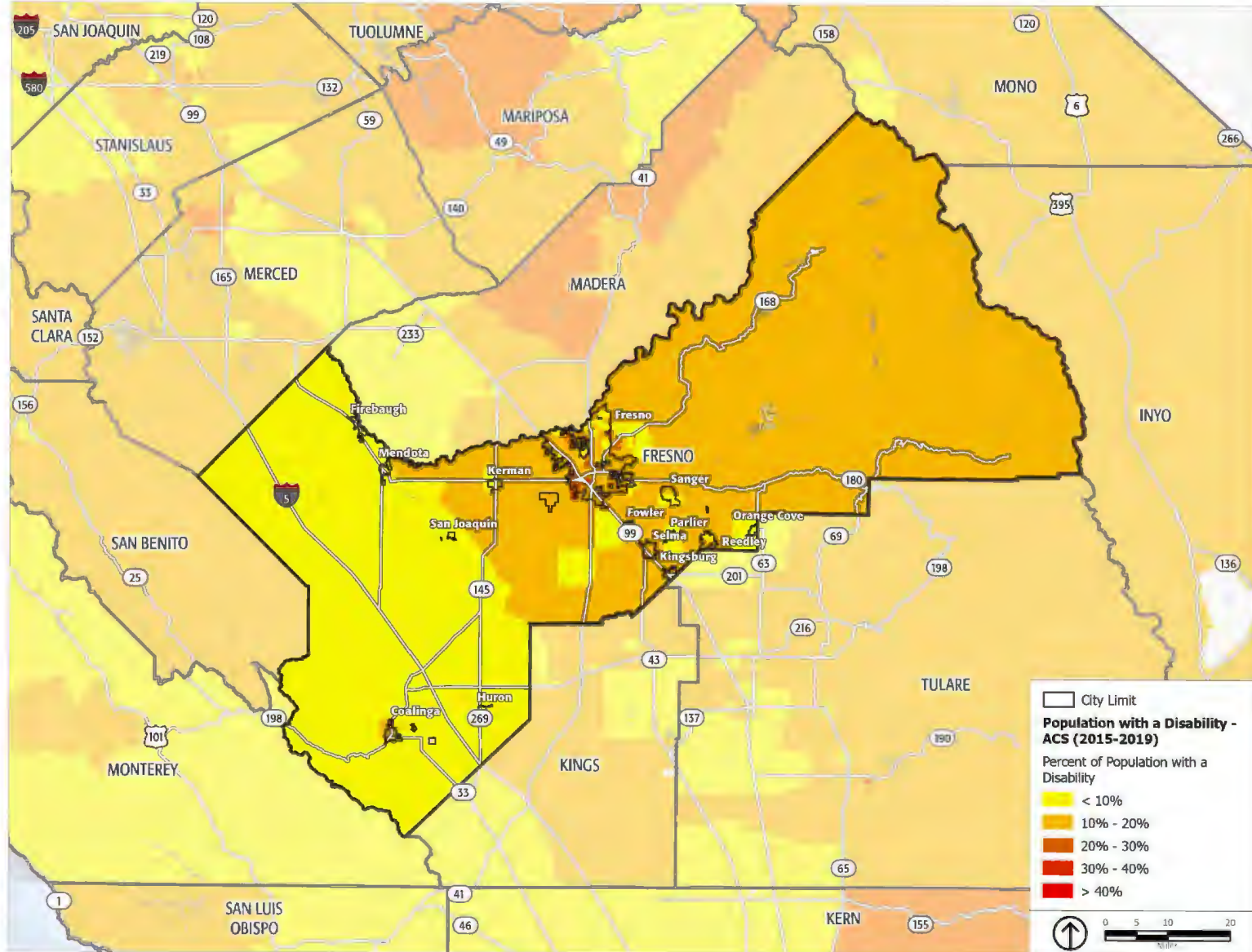


Source: 2015-2019 ACS

Disability Rates

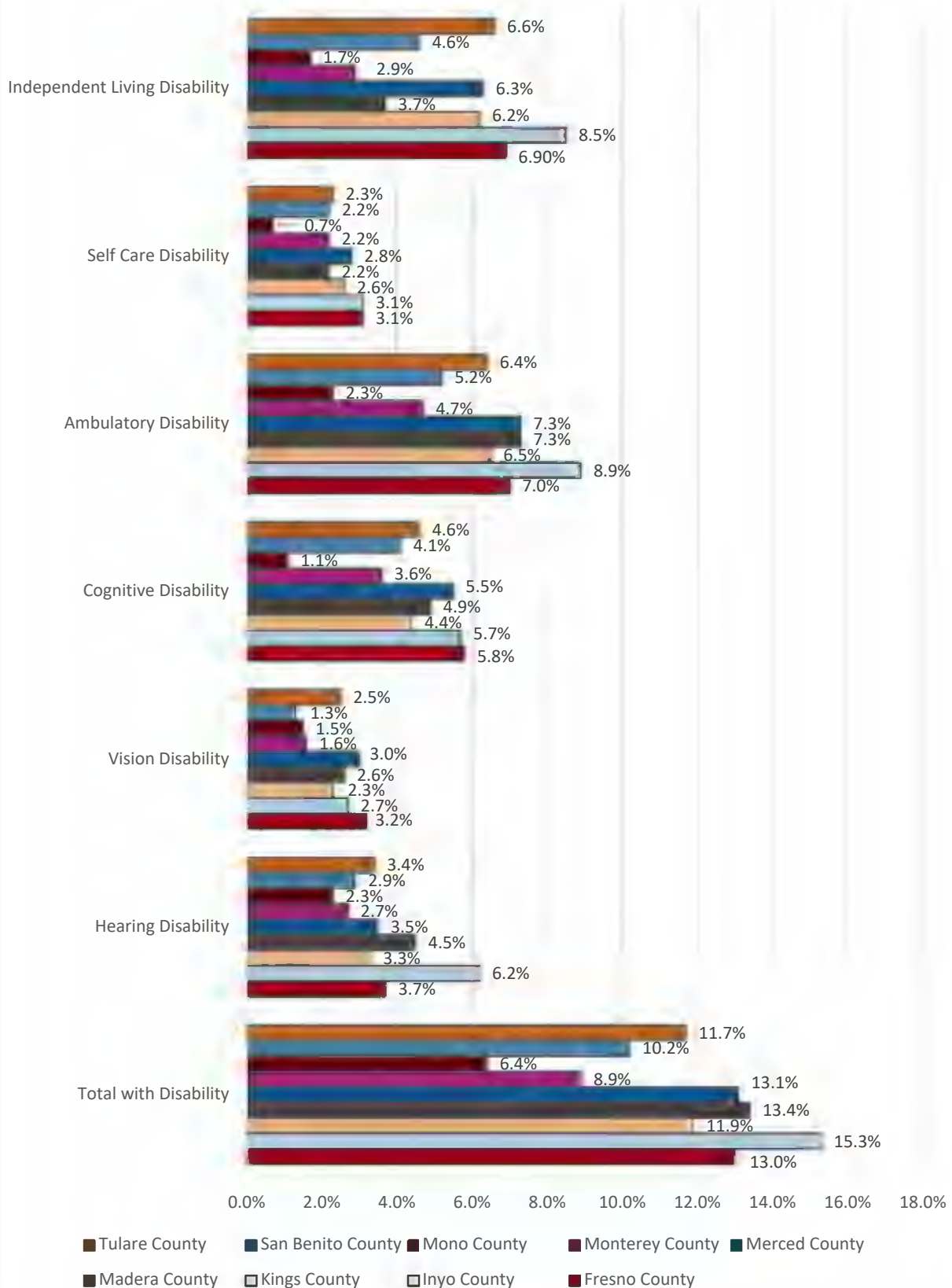
Figure 3-21, Population with a Disability in the Region, and **Figure 3-22, Regional Disability by Type,** identify that a majority of Fresno County has a disability rate of 13.0 percent. The proportion of the population with disabilities range from a low of 6.4 percent in Mono County to a high of 15.3 percent in Inyo County, with the rates in Merced and Madera Counties slightly exceeding that of Fresno County. Monterey County and San Benito County to the west report a lower incidence of persons with disabilities than Fresno County and the remainder of the region. Overall, independent living and ambulatory disability are the most common types of disability experienced, with the highest incidence of cognitive and vision problems found in Fresno County. Inyo County reports the highest proportion of persons experiencing independent living problems, followed by Fresno County and then Tulare County, reflecting the more urban opportunities found in the cities of Fresno, Clovis Visalia, and Tulare.

FIGURE 3-21 POPULATION WITH A DISABILITY IN THE REGION



Source: 2015-2019 ACS

FIGURE 3-22 REGIONAL DISABILITY BY TYPE



Source: 2016-2020 ACS

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In Fresno County, the only areas having a concentration of persons with a disability over 20.0 percent are in the cities of Fresno and Clovis, suggesting a correlation between housing opportunities for seniors in more urbanized areas with access to public transportation, services, and amenities. The other jurisdictions in Fresno County either contain a population of which less than 10.0 percent of the population reports a disability, or the jurisdiction is split between areas of less than 10.0 percent, and 10.0 to 20.0 percent of the households experiencing one or more disabilities.

As shown in **Table 3-2, Regional Demographic Characteristics of the Population with a Disability**, 41.6 percent of the population in Fresno County with a disability falls into the over 65 age group, suggesting that the higher rate of disability in the Fresno/Clovis area is likely due to the concentration of seniors. With the exception of these two areas of senior populations, disability rates in Fresno County largely reflect patterns seen throughout the San Joaquin Valley, with slightly higher rates of disability in the more urbanized areas in Tulare and Madera Counties. This is likely due to proximity to services and accessible housing options that are often desirable to persons with disabilities. Regional service providers indicate that residents living with disabilities prefer to live independently but limited housing options may restrict options to care facilities. Additionally, senior residents typically make up a substantial share of residents living with disabilities.

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

Disability Characteristic	Jurisdiction								
	Fresno County	Inyo County	Kings County	Madera County	Merced County	Monterey County	Mono County	San Benito County	Tulare County
Race and Ethnicity									
White Non-Hispanic	17.1%	19.2%	14.7%	20.0%	18.2%	14.1%	8.2%	14.6%	17.3%
Black or African American	19.5%	29.3%	16.5%	16.2%	19.7%	15.3%	0.0%	14.3%	14.9%
Alaska Native	18.7%	11.7%	17.6%	14.0%	19.0%	14.9%	6.2%	11.0%	17.0%
Asian	10.4%	8.3%	15.2%	12.2%	10.5%	12.2%	1.1%	7.4%	14.6%
Native Hawaiian/ Pacific Islander	16.9%	0.0%	4.1%	0.0%	1.2%	13.8%	0.0%	11.1%	9.0%
Some other race or multiple races	10.6%	6.2%	9.3%	11.5%	12.5%	4.9%	4.8%	8.5%	9.0%
Hispanic or Latino	10.8%	7.2%	9.3%	9.3%	10.6%	5.7%	1.6%	7.2%	9.0%
Age									
Under 18 years	4.5%	3.0%	3.7%	4.1%	4.9%	3.3%	1.4%	4.0%	4.7%
18 to 34 years	7.3%	11.0%	6.4%	7.8%	5.8%	4.0%	4.8%	5.2%	5.9%
35 to 64 years	14.6%	10.0%	13.9%	14.0%	15.7%	7.6%	4.8%	10.3%	12.8%
65 years and over	41.6%	38.5%	40.8%	39.8%	44.1%	31.0%	19.6%	31.6%	41.0%

Note: As a percentage of race/ethnic category

Source: 2016-2020 ACS

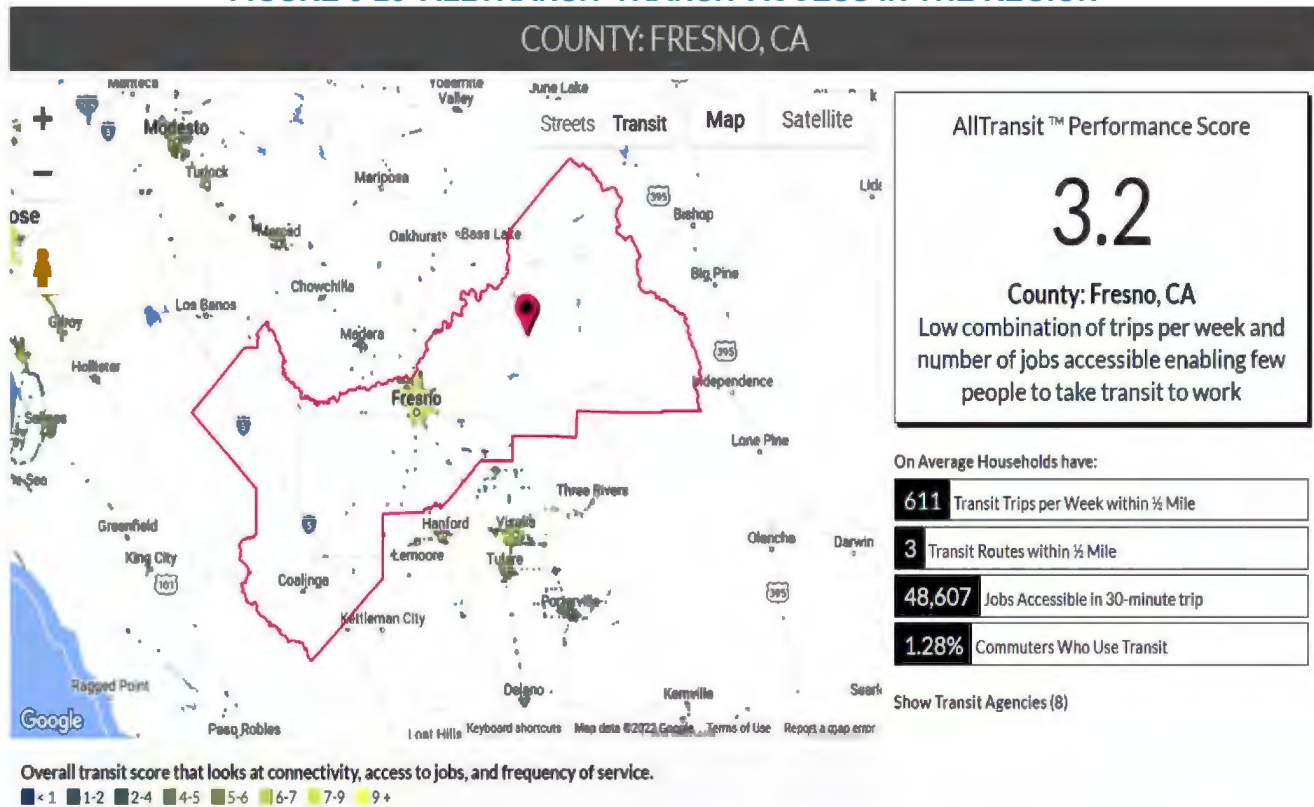
Access to Opportunity

Transit Mobility

Transit mobility refers to an individual's ability to navigate a region daily to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, MSAs) on a scale of 0 to 10. **Figure 3-23, AllTransit Transit Access in the Region,** depicts where in Fresno County transit is available and areas with higher connectivity scores. Although it appears public transit in Fresno County is largely isolated within incorporated jurisdictions, with little to no available transit between cities or within unincorporated areas with the exception of cities along SR 99 and SR 41, the AllTransit methodology does not take into account the Fresno County Rural Transit Agency services (described herein), which include 25 local transit operators providing both intra- and inter-city services within and to outlying communities. Therefore, the scores identified at the jurisdictional level may not accurately reflect the transit opportunities available through public service providers. AllTransit ranks the lowest scores in Fresno County in the cities of San Joaquin (0.0), Kerman (0.1), Caruthers (0.5), Selma and Kingsburg (0.7), and higher scores are found in the cities of Clovis (1.1), Coalinga (1.1), Huron (1.2), Reedley (2.2), and Fresno (5.0). Amtrak offers the San Joaquins route with connections from Bakersfield to Oakland or Sacramento, and the Amtrak Thruway system offers city to city connections throughout California that has stops along the SR 99 corridor.

FIGURE 3-23 ALLTRANSIT TRANSIT ACCESS IN THE REGION



As shown in **Table 3-3, Regional AllTransit Performance Scores**, transit accessibility in Fresno County reflects the scores of neighboring counties with large agricultural industries and a few principal jurisdictions, such as Kings, Tulare, and Merced Counties, which also have county-wide, commuter and intercity transit systems, and is somewhat more limited than Monterey County, which, while primarily a rural county, includes the City of Monterey, which is more urban in character. Although in Mono County the AllTransit Score is comparable to Fresno County, the ranking appears to be linked to the regional connectivity of the Eastern Sierra Transit system, which aligns with I-395 between Reno and Lancaster, with a concentration of multiple route systems between Lone Pine, Bishop, and Mammoth Lakes, reflecting the recreational-based character of the county. Overall, in the San Joaquin Valley region, public transit mobility opportunities are typically available in the more urban areas, while in more rural areas there is more limited public transit mobility, with private contracted or individually managed jurisdictional-level services providing intercity and rural area connectivity, reflecting the AllTransit scores below those found throughout Fresno County, and likely below the actual levels of service available.

Table 3-3 Regional Alltransit Performance Scores

Jurisdiction	AllTransit Score
Fresno County	3.2
Inyo County	0.4
Kings County	3.0
Madera County	1.2
Merced County	2.4
Monterey County	4.2
Mono County	3.5
San Benito County	1.7
Tulare County	4.1

Source: AllTransit.cnt.org, 2022

In Fresno County, there are several transit options available to residents that do not appear to have been included in the AllTransit methodology, depending on where they live within the county. The Fresno County Rural Transit Agency (FCRTA) operates 25 transit subsystems that operate in 13 rural incorporated cities throughout the Valley (**Table 3-4, Fresno County Rural Transit Agency Intercounty Connections**, and **Figure 3-24, Fresno County Rural Transit Agency Intercounty Routes**). Several of the connections operate on fixed-route schedules, although most are on demand or require reservations. None of the services are available on Sunday, while Sanger Transit, Rural Transit, Reedley Transit, and Coalinga Inter-City Transit offer Saturday service. The FCRTA's transit services are available to the elderly (60+), disabled, and veterans at no charge and to the general public within each of the 13 rural incorporated cities of Fresno County.

Table 3-4 Fresno County Rural Transit Agency Intercounty Connections

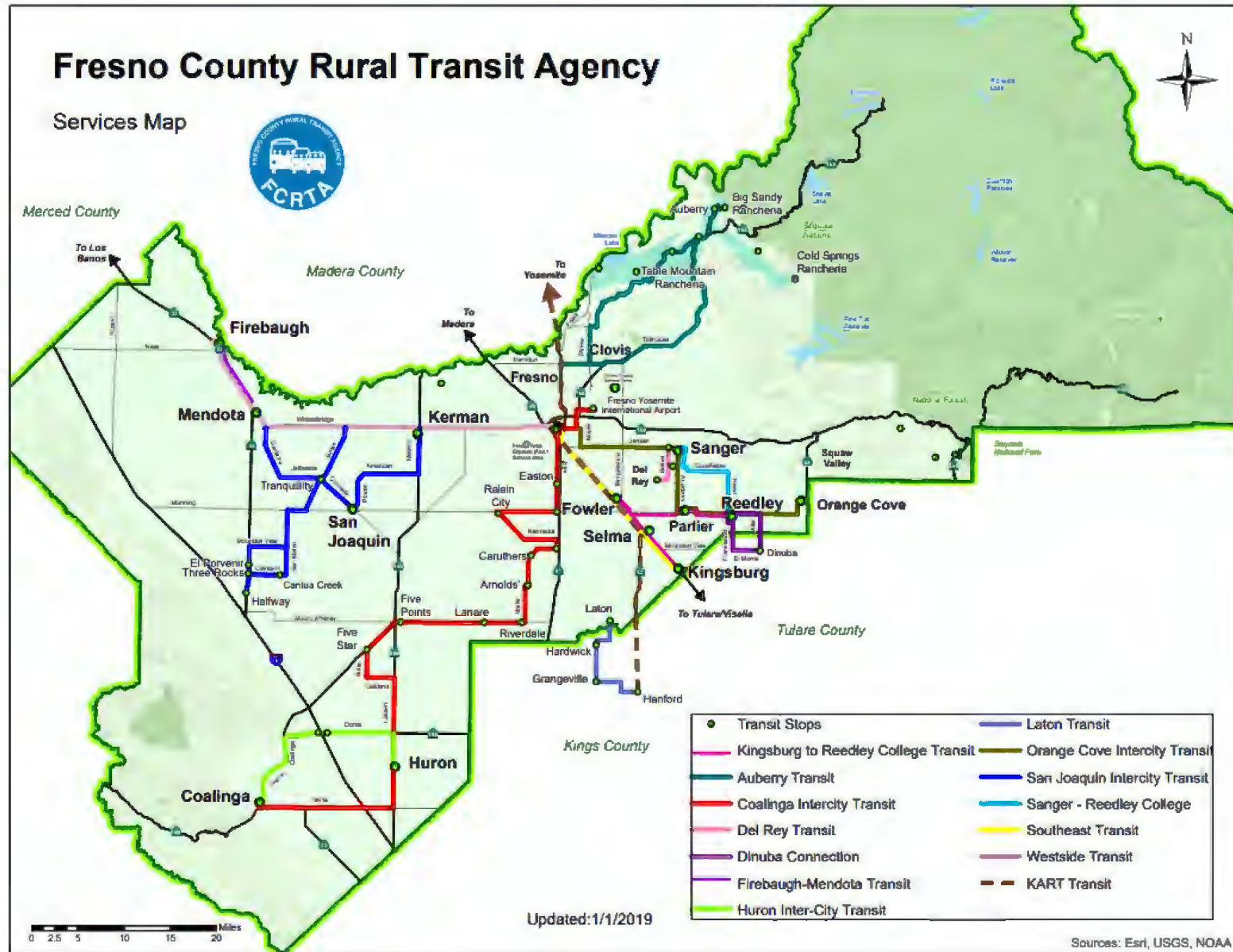
Fixed Route/ On Demand	Fresno County Rural Transit Agency Services	
	SubSystem Provider	Transit Service Routes
On Demand	Auberry Transit	Provides transit service between the foothill communities and the Big Sandy and Cold Springs Rancherias, inter-city service to the Fresno-Clovis area is available Tuesdays and requires 24-hour advance reservation.
On Demand	Coalinga Transit	Provides Dial-A-Ride service within the City of Coalinga.
Fixed Route	Coalinga Intercity Transit	Provides scheduled round-trip service from Coalinga to the Fresno-Clovis Metropolitan Area with stops in Huron, 5-Points, Lanare, Riverdale, Caruthers, Raisin City, Easton.
On Demand	Del Rey Transit	Provides service within the Community of Del Rey and to and from City of Sanger.
Fixed Route	Dinuba Connection	Travels from Dinuba in Tulare County to Reedley in Fresno County. Transfers to Cutler-Orosi, Orange Cove, Parlier, Sanger, and the Fresno-Clovis Metropolitan Area are available. Stops include the Dinuba Vocational Center, Adventist Medical Center, Reedley College, Palm Village Retirement Community, and Walmart.
On Demand	Firebaugh Transit	Provides local intracity transit service.
On Demand	Firebaugh-Mendota Transit	Provides local intercity transit service between Firebaugh and Mendota.
On Demand	Fowler Transit	Provides local intracity transit service.
On Demand	Huron Transit	Provides local intracity transit service.

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Fixed Route/ On Demand	Fresno County Rural Transit Agency Services	
	SubSystem Provider	Transit Service Routes
Fixed Route	Huron Inter-City Transit	Scheduled round-trip service between Huron and Coalinga.
On Demand	Kerman Transit	Dial-A-Ride provides (demand responsive) curb-to-curb service to the general public.
Fixed Route	Kings Area Regional Transit (KART) – Hanford Fresno Transit	Provides transportation from Hanford in Kings County to the Fresno-Clovis Metropolitan Area. Stops include Valley Children’s Hospital, the Veteran’s Hospital, and Kaiser Hospital.
Fixed Route	Kingsburg to Reedley College Transit	Provides scheduled round-trip service between Kingsburg, Selma, Fowler, and Parlier to Reedley College.
Fixed Route	Laton Transit	Operated by KART with scheduled round-trip intercity service between Laton and Hanford with stops in Grangeville and Hardwick.
On Demand	Mendota Transit	Provides local intracity transit service.
On Demand	Orange Cove In-City Transit	Provides local intracity transit service.
Fixed Route	Orange Cove Intercity Transit	Scheduled round-trip inter-city service through Orange Cove, Reedley, Parlier, Sanger to the Fresno-Clovis Metropolitan Area.
On Demand	Parlier Transit	Provides local intracity transit service.
On Demand	Reedley Transit	Provides local intracity demand responsive service.
On Demand	Rural Transit	Addresses the previously unmet transit needs of truly rural area residents living beyond the existing transit service areas, which is considered outside the city limits and Spheres of Influence (SOIs) of the 15 incorporated cities in Fresno County. Requires 24-hour advance notice.
On Demand	Sanger Transit	Local intracity transit service.
Fixed Route	Sanger Express to Reedley	Service from the Sanger Community Center to Reedley College.
On Demand	San Joaquin Transit	Intracity and inter-city service from San Joaquin to Tranquility, Cantua Creek, Halfway, El Porvenir, and Three Rocks. Requires reservations or Dial-A-Ride is available with reservations and limited on-call availability.
On Demand	Selma Transit	Local intracity transit service.
Fixed Route	Southeast Transit	Round-trip inter-city service between Kingsburg, Selma, and Fowler to the Fresno-Clovis Metropolitan Area.
Fixed Route	Westside Transit	Round-trip inter-city service between Firebaugh, Mendota, and Kerman to the Fresno-Clovis Metropolitan Area.

Source: Fresno County Rural Transit Agency, 2022

FIGURE 3-24 FRESNO COUNTY RURAL TRANSIT AGENCY INTERCOUNTY ROUTES



Source: Fresno County Rural Transit Agency, 2019

FCRTA offers connections to the Fresno-Clovis Metropolitan Area through the following area transportation providers:

- Fresno Area Express (FAX) with 16 scheduled, fixed-route service with connections to Valley Children's Hospital in Madera County
- FAX's Handy Ride Americans with Disabilities Act (ADA) demand-responsive services
- Clovis Transit's Stageline with two scheduled, fixed-route services
- Clovis Transit's Round-Up's demand-responsive ADA services
- Kings Area Rural Transit (KART) scheduled, fixed-route service to Fresno and Hanford
- Dinuba Connection scheduled fixed-route travels from Dinuba to Reedley with transfers to Cutler-Orosi, Orange Cove, Parlier, Sanger, and Fresno
- Yosemite Area Regional Transit System offers a fixed-route system from Fresno to the Yosemite Valley with options for commuter passes, and reduced fares for seniors, veterans, and persons with disabilities
- ValleyRides rideshare matching service for commuters within the San Joaquin Valley region

While there are a variety of transit options available in Fresno County, residents in many smaller incorporated jurisdictions, agricultural, and rural communities are more limited than elsewhere in the region to demand-responsive transit options that do not offer weekend service, which may limit employment opportunities for those employed in certain occupations, such as retail, medical/hospital, or restaurant services, and present a barrier to housing mobility for those households reliant on transit.

Since January 26, 1992, in compliance with requirements of the ADA, FCRTA's fixed-route service has been able to deviate from its specified route on a demand-responsive basis up to a 0.75 mile in either direction (1.5-mile path) to pick-up or drop-off a disabled passenger. As such, the FCRTA is exempt from the requirement to prepare a "Comparable Service Paratransit Plan" for implementing the ADA.

In 2023, FCRTA released a public draft of its 2024-2028 Short Range Transit Plan (SRTP). As part of the plan's public outreach process, members of the public expressed concerns they had about the current state of the transit network and suggested possible changes to the transit and transportation system that would benefit them. Two of the primary comments received as part of the agency's workshops were a desire to see extended weekend and evening service to support farmworkers and an interest in seeing better collaboration between the County and FCRTA. The latter is addressed by many programs in individual jurisdiction's Housing Element Action Plans. In an online survey for the same study, many expressed a desire to see demand-response transit expanded to better serve rural areas that are not well served by fixed-route transit. The SRTP noted that the Measure C sales tax measure indicated that providing funding for expanded rural fixed-route service was an approved funding goal, along with providing free transit service for seniors.

In 2018, FCRTA successfully applied to FCOG for a Regional Sustainable Infrastructure Planning Grant and was awarded \$160,000 to fund a study analyzing the feasibility of expanding FCRTA's Rural Transit service and creating new service regions for FCRTA's Rural Transit service throughout Fresno County. As identified in the *FCRTA Electric Vehicle Rideshare/Carshare/Rural Transit Expansion Plan*, December 2020, social service organizations have voiced the concern that many of their clients have limited or no access to a vehicle and reside outside of a one-half-mile service area of an existing transit stop, which can negatively impact their quality of life. In October 2022, FCRTA launched a pilot of an electric car-based carshare program in Biola, where subsidized rides would be provided in electric vehicles driven by professional drivers hired through MV Transportation.³ The project is funded by Measure C sales tax funds and a donation from the League of Women Voters, and the agency hopes to expand to other parts of Fresno County as drivers are hired and trained. However, at the time of the project's launch, FCRTA noted that the project was having a hard time hiring enough qualified drivers for the program.

Community groups have also organized to address gaps in fixed-route rural service. Green Raiteros is an indigenous, community-led rideshare service based in Huron that serves Fresno, Madera, Kings, and Kern Counties. The group is part of the Latino Equity Advocacy & Policy Institute (LEAP Institute), a 501(c)3 nonprofit public benefit organization. The service is funded by both public and private grants and was initially built on the existing network of retired farmworkers that had been providing transportation services on an informal basis. The group owns 10 electric vehicles that are used to provide the service, and was able to secure four high-speed chargers. The program expressly includes in its mission dual goals of improving local health outcomes by connecting rural residents with health services and providing quality transportation services for farmworkers. Other community-based rideshare programs were forced to close during the pandemic, such as the Van y Viene service in Cantua Creek.⁴ However, the success of Green Raiteros suggests that there is a demand for this type of service in more rural areas that could be met with community leadership.

Vanpool services are also available to farmworkers in the county, who may not reside in proximity to a bus stop that provides a connection to employment sites, as their work sites may change depending on the crop harvest schedule. The California Vanpool Authority is a public transit agency governed by a consortium of public agency board members, including Fresno County COG. The California Vanpool (CalVans) program provides qualified agricultural workers with safe, affordable vans they can use to drive themselves and others to work. A one-time start-up grant provided money to set-up the CalVans program and to purchase the 15-passenger vans, which have since been remodeled to carry eight passengers and the driver. The money to sustain and expand the program comes from the riders themselves, who generally pay less than \$2.00 to ride in a CalVans vanpool. The fee covers the agency's cost of maintaining and insuring the vans, as well as the cost of replacing vehicles based on established safety criteria. Drivers receive no compensation or training and operate their vanpool on a voluntary basis.

³ Diaz, L.S. (2017, October 17). *EV Ride-Sharing Coming to Rural Fresno County, Calif.* GovTech.com. <https://www.govtech.com/fs/ev-ride-sharing-coming-to-rural-fresno-county-calif>

⁴ Ortiz-Briones, M. G. and Garibay, C. 2022, February 06. "Fresno County's rural residents face transportation gaps. How electric rideshare programs help." *Freno Bee*. <https://www.fresnobee.com/fresnoland/article255313821.html>

As of 2020, FCRTA is the Consolidated Transportation Services Agency (CTSA) for the rural areas of Fresno County and administers funding for these services. In 2021, Fresno Economic Opportunities Commission was awarded a contract to provide transit services in coordination with local human services agencies. As of August 2023, a joint request for proposals (RFP) has been issued by FCRTA and the City of Fresno to provide social services and transportation services in both the rural areas of Fresno County and the Fresno metropolitan area. Additionally, the Fresno COG is currently updating the Fresno County Coordinated Human Services Transportation Plan, which will identify strategies for improving transportation options for seniors, persons with disabilities, low-income individuals, veterans, unhoused persons, and youth. Housing Mobility

Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of Housing Choice Vouchers (HCVs), availability of rental and ownership opportunities throughout the jurisdiction, and vacancy rates. As shown in **Figure 3-25, Percentage of Renters Using Housing Choice Vouchers**, the highest rates of HCV use occur within the City of Fresno, particularly in the central, north, and east sides of the city. Some areas of the City of Fresno have HCV use rates up of to 52.2 percent of households in tracts along SR 41 (1,800 HCVs in four tracts) and a concentration of areas with rates between 15.0 and 30.0 percent of households in the central portion of the city and along the SR 99 corridor. The higher rates of HCV use also tend to correspond to, or are adjacent to, census tracts where public housing or subsidized housing is located. Although there are pockets of HCV use between 15.0 and 30.0 percent in the surrounding San Joaquin Valley region, within the cities of Tulare and Merced in the vicinity of SR 99, Fresno County is the only jurisdiction within the greater San Joaquin Valley region with such a high concentration of HCVs. The Cities of Selma, Orange Cove, and Sanger each have areas where up to 15 percent of renter households use HCVs. The Cities of Coalinga, Kerman, Kingsburg, Fowler, Parlier, Firebaugh, and Reedley also have areas where up to 5 percent of renter households use HCVs. This indicates that while many HCVs are used within the City of Fresno, HCVs have also supported housing mobility across the cities of Fresno County without creating an overconcentration in any one city.

As of the 2017-2021 ACS, 24.8 percent of Hispanic or Latino households of any race in Fresno County had incomes under the poverty line, as did 29.5 percent of Black or African-American families, compared to 11.1 percent of White, non-Hispanic households. Therefore, encouraging housing mobility through the use of HCVs can also help to mitigate the potential for any racial and ethnic isolation that could result from overconcentration of lower-income households in any one area.

HCVs, or Section 8 vouchers, provide assistance to lower-income households to secure housing in the private market that might otherwise be unattainable. In Fresno County, vouchers are allocated by the Fresno Housing Authority to residents throughout the county, including both incorporated and unincorporated areas. Section 8 participants can use their voucher to find the housing unit of their choice that meets health and safety standards established by the local housing authority. The housing authority will then subsidize an amount up to the fair-market rent (FMR) established by HUD toward the contract rent, with any remainder to be paid by the participant. The subsidy increases housing mobility opportunities for Section 8 participants and ensures that they are provided safe housing options. Fresno County falls within the Fresno MSA, for which HUD establishes FMRs annually to be used as the baseline for Section 8 subsidies (**Table 3-5, Fresno MSA Fair-Market Rents, 2022**).

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

Unit Size	FMR
Studio	\$899
1-bedroom	\$904
2-bedroom	\$1,137
3-bedroom	\$1,607
4-bedroom	\$1,847

Source: HUD, 2022

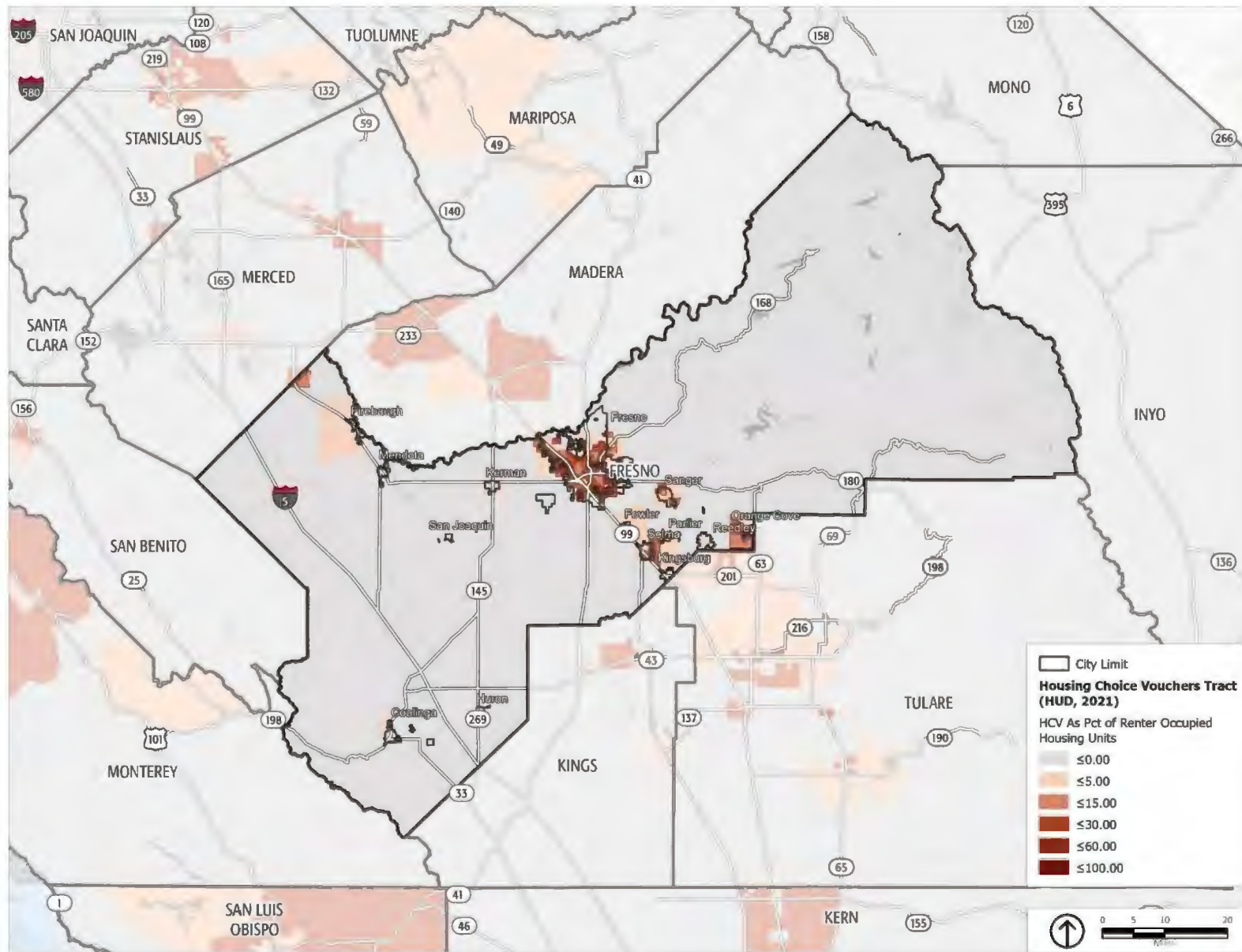
A “healthy” vacancy rate is considered to be approximately 5.0 percent, indicating that there are available housing units for those seeking housing, but not an oversaturated market that results in homes left unused. In Fresno County, the vacancy rate in 2020 was approximately 5.7 percent, indicating a relatively “healthy” vacancy rate, reflecting a fairly similar rate as most primarily agricultural counties in the surrounding region (**Table 3-6, Regional Vacancy Rates**). This suggests that residents living in Fresno County, or seeking to live in Fresno County, have similar mobility options overall compared to most of the region, with the more tourism and recreational/natural resource-based counties, Mono and Inyo, having higher proportions of vacancies based likely on the seasonal rental nature of their economies. Mobility based on vacancy varies within Fresno County by jurisdiction is discussed further herein.

Table 3-6 Regional Vacancy Rates

Jurisdiction	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Percentage Occupied	Percentage Vacant
Fresno County	338,441	319,296	19,195	94.3%	5.7%
Inyo County	9,469	8,046	1,423	85.0%	15.0%
Kings County	46,287	44,100	2,987	95.3%	4.7%
Madera County	49,572	45,607	3,965	92.0%	8.0%
Merced County	87,783	83,464	4,319	95.1%	4.9%
Monterey County	143,631	131,789	11,842	91.8%	8.2%
Mono County	13,589	5,474	8,115	40.3%	59.7%
San Benito County	20,365	19,484	826	95.7%	4.3%
Tulare County	150,562	141,987	8,575	94.2%	5.8%

Source: Department of Finance E-5 City/County Population and Housing Estimates, 2022

FIGURE 3-25 PERCENTAGE OF RENTERS USING HOUSING CHOICE VOUCHERS



Source: HUD, 2021

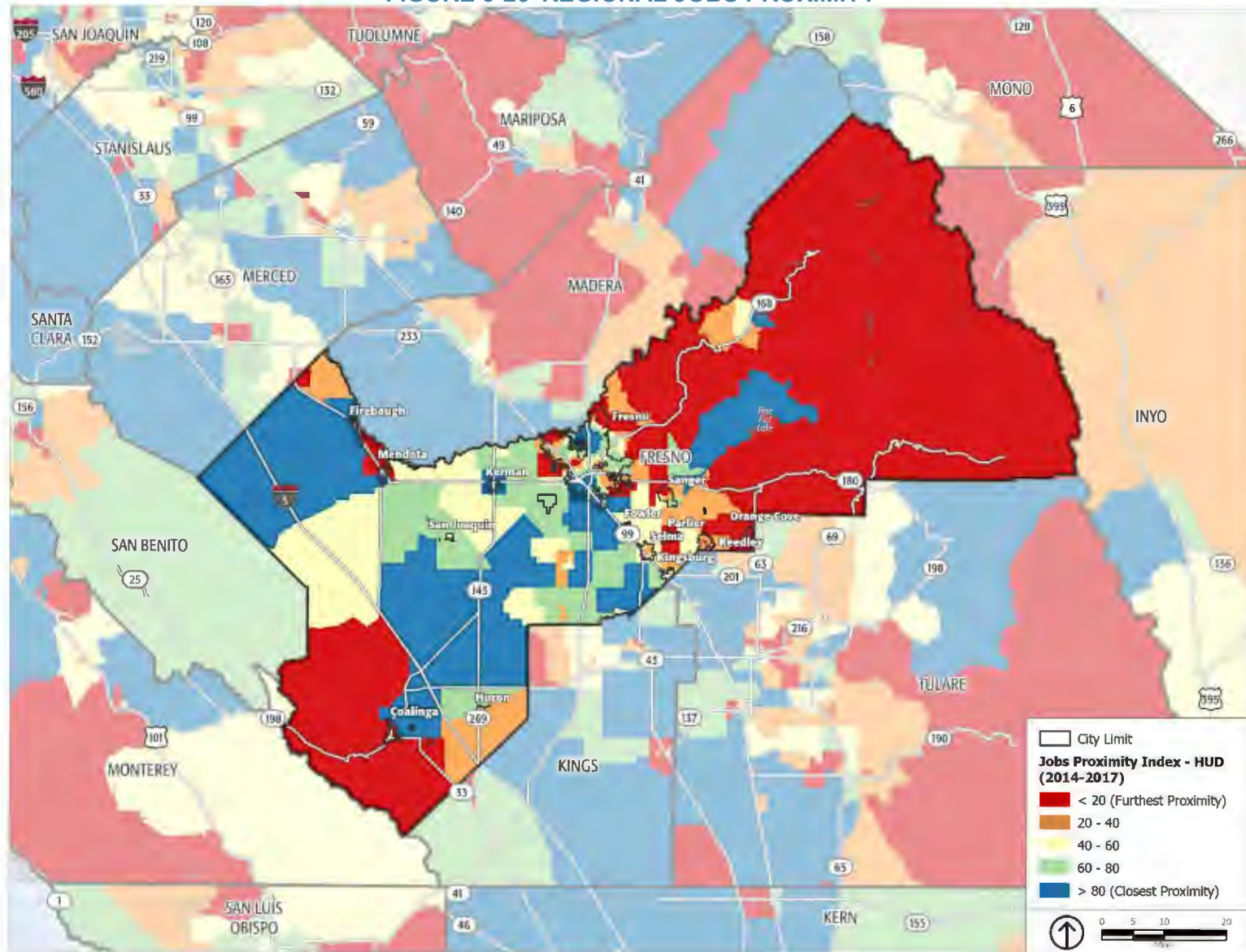
Employment Opportunities

HUD developed two indices to analyze access to employment opportunities: the jobs proximity index and the labor market engagement index. The jobs proximity index identifies census tracts based on their proximity to employment opportunities and the labor market engagement index scores labor force participation and human capital in each tract, with consideration of unemployment rates and educational attainment. For both indices, a higher score indicates stronger job proximity or labor force participation.

According to these indices, Fresno County has fairly comparable proximity to jobs as the adjacent Madera and Tulare Counties. In Fresno County, stronger proximity scores are found to the west of SR 99 and lower proximity scores are found to the east towards the Sierra Nevada range and rural western edges of the counties. However, much of the land that identifies as having the closest job proximity in these eastern areas and counties to the north of Fresno County is rural farmland or open space, which suggests that the property owner lives and works on-site, compared to residents' access to employment opportunities within incorporated jurisdictions. Labor force engagement patterns in Fresno County more closely reflect the neighboring Madera and Tulare Counties, where population distribution and industries are similar to most of Fresno County.

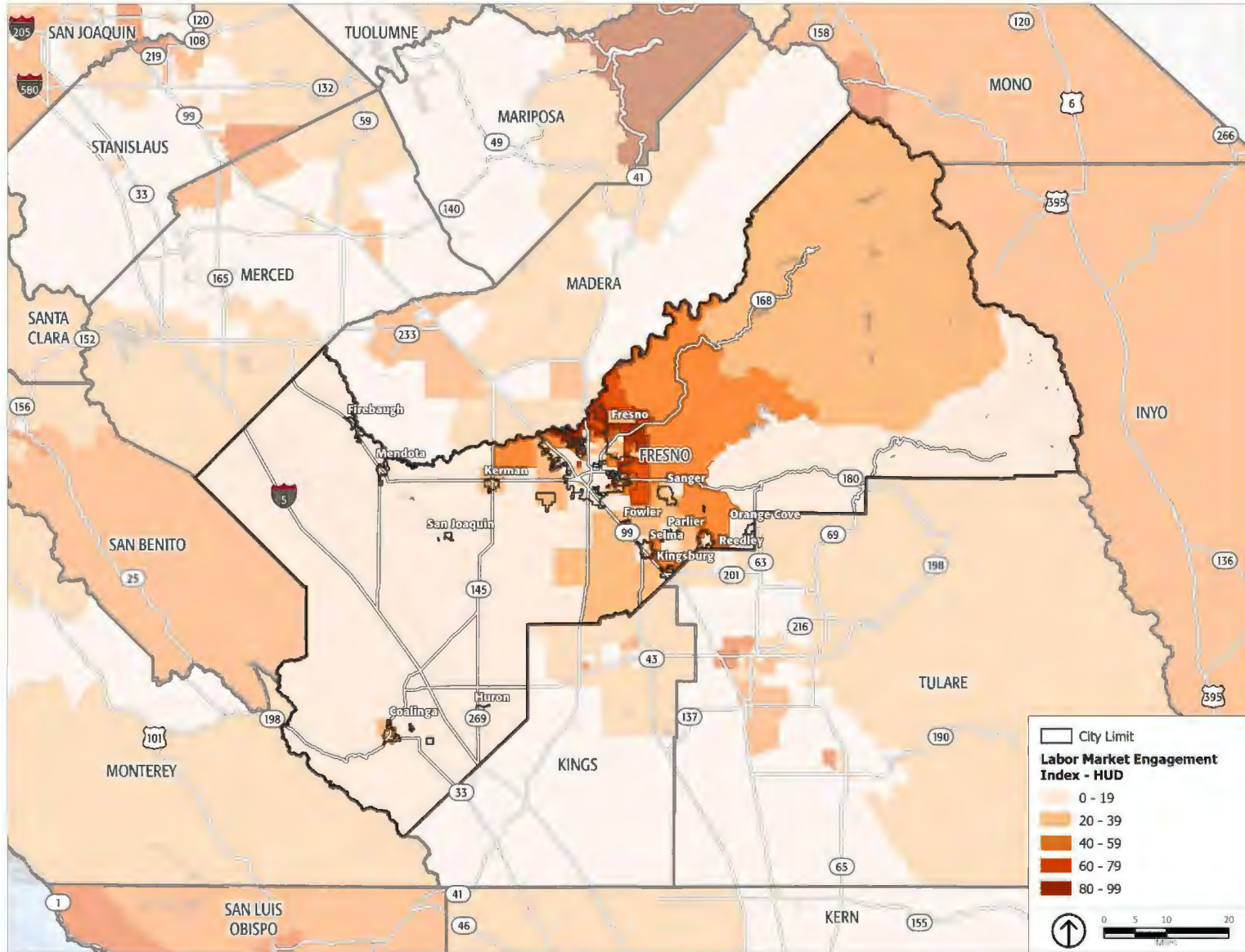
Higher labor force engagement scores are evident in the western side of Fresno, including the unincorporated county islands in northern Fresno, and the majority of Clovis and unincorporated area immediately adjacent to Clovis on the east, as well as in the more urbanized jurisdictions found within Fresno County and in adjacent Madera and Tulare Counties along SR 99 and SR 41 (**Figure 3-26, Regional Jobs Proximity**, and **Figure 3-27, Regional Labor Market Engagement**). The area with the lowest labor force engagement in Fresno County is in the furthest western tract that includes the cities of Mendota and Firebaugh adjoining San Benito County. In Firebaugh, there is a sizable senior population (22.0 percent of the total households), a population more likely to be retired, although this does not apply to Mendota. However, given that there remains a sizeable working force in these cities, other factors are likely to influence the low labor force engagement scores.

FIGURE 3-26 REGIONAL JOBS PROXIMITY



Source: HUD, 2017

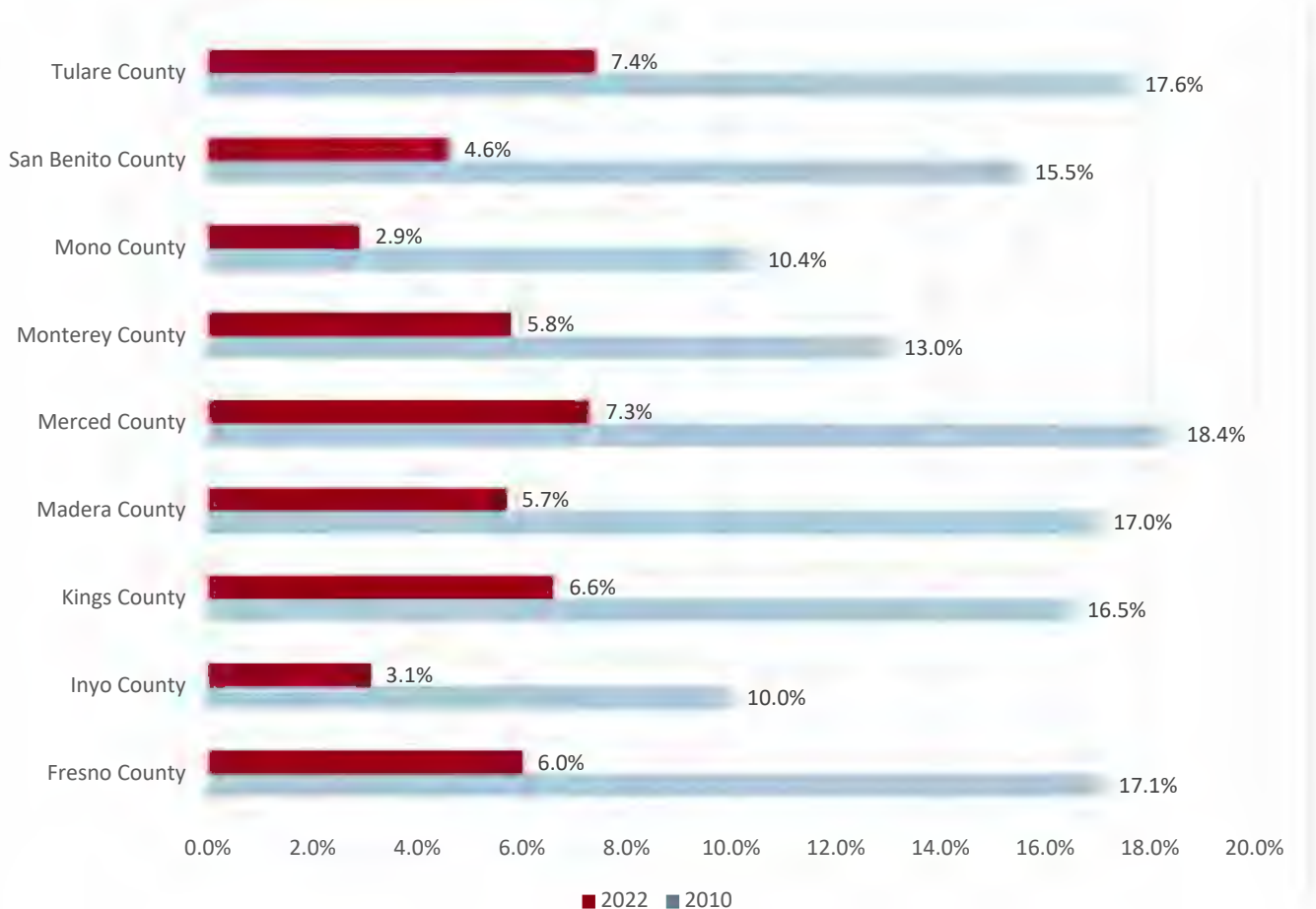
FIGURE 3-27 REGIONAL LABOR MARKET ENGAGEMENT



Source: HUD, 2017

As shown in **Figure 3-28, Regional Unemployment Rates, 2010-2022**, the unemployment rate in Fresno County in 2022 is moderate at 6.0 percent, in comparison to other counties in the adjacent counties region, including Tulare, Merced, and Kings Counties at 7.4 percent, 7.3 percent, and 6.6 percent, respectively. The lowest unemployment rates correspond to the least urbanized counties, Inyo and Mono, which are largely sportsmen based-tourism economies associated with travelers to the Mammoth Lakes recreation area, with ranching as the local industry. However, Fresno County saw one of the largest decreases in unemployment since 2010, surpassed only by Madera and Merced Counties, and closely followed by Tulare, San Benito, and Kings County.

FIGURE 3-28 REGIONAL UNEMPLOYMENT RATES, 2010-2022



Source: California EDD, 2022

The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) reports the distance and direction between home and work for residents of each jurisdiction and the ratio between jobs and households. According to LEHD, approximately 72.8 percent of Fresno County's labor force works within the county and 27.2 percent work outside Fresno County. In comparison, 37.7 percent of the Tulare County workforce, 52.7 percent of the Kings County workforce, and 56.7 percent of the Madera County workforce work outside of the county in which they reside. Of the 27.2 percent of the Fresno County labor force that commutes outside of the county, 4.2 percent travel to destinations within adjacent Tulare County, 3.8 percent travel to adjacent Madera County, and 1.6 percent travel to Kings County. Approximately 2.7 percent commute into Los Angeles County and 1.5 percent into Santa Clara County. Overall, approximately 27.2 percent of the individuals that work in Fresno County commute in from areas

outside of the county, with the largest shares coming in from Tulare County (4.8 percent), Madera County (3.8 percent), and Kings County (2.2 percent).

The greatest concentration of jobs are in the City of Fresno (71.2 percent of Fresno County jobs), City of Clovis (10.6 percent), City of Reedley (2.8 percent), City of Sanger (2.5 percent), and the City of Kerman (2.1 percent). Approximately 57.3 percent of Fresno County residents live within 10 miles of their job. Of those residents commuting 10 to 24 miles, 24.6 percent commuted northwest into the City of Fresno from the southern jurisdictions of Fowler, Selma, Parlier, and Kingsburg, whereas 24.0 percent traveled south or southwest from the City of Fresno and Clovis towards the jurisdictions along SR 99. Approximately 17.6 percent of Fresno County residents report commuting more than 50 miles to their job, with 35.5 percent commuting northwest into the Bay Area, and 29.2 percent into Tulare County and towards Bakersfield. In comparison, 34.7 percent of residents in Madera County live within 10 miles of their job, and 21.7 percent live more than 50 miles from their job; in Tulare County, 45.7 percent of residents live within 10 miles of their job, and 25.0 percent live more than 50 miles from their job; and in Kings County, 38.7 percent of residents live within 10 miles of their job, with 24.5 percent living more than 50 miles from their job.

In Fresno County, the jobs-household ratio, which is an indicator of whether there is a balance between the number of jobs and the number of households, was 1.23 in 2020 according to 2016-2020 American Community Survey (ACS). This ratio suggests that there was a surplus of jobs in Fresno County to support the number of households, which may partially contribute to the number of commuters coming from outside of the county for work. This also indicates that there is a shortage of housing to support the job base in this region. Generally, Fresno County appears to have sufficient housing for those jobs in the county filled by residents, as 72.8 percent of the jobs in the county are filled by residents according to U.S. Census LEHD data. However, Fresno County still has a higher rate of unemployed persons than the overall rate of unemployment in the state regardless of the job opportunities, which also suggests that there is a lack of correlation between the types of employment opportunities in the region and the job qualifications and experience of the residents in Fresno County.

Educational Opportunities

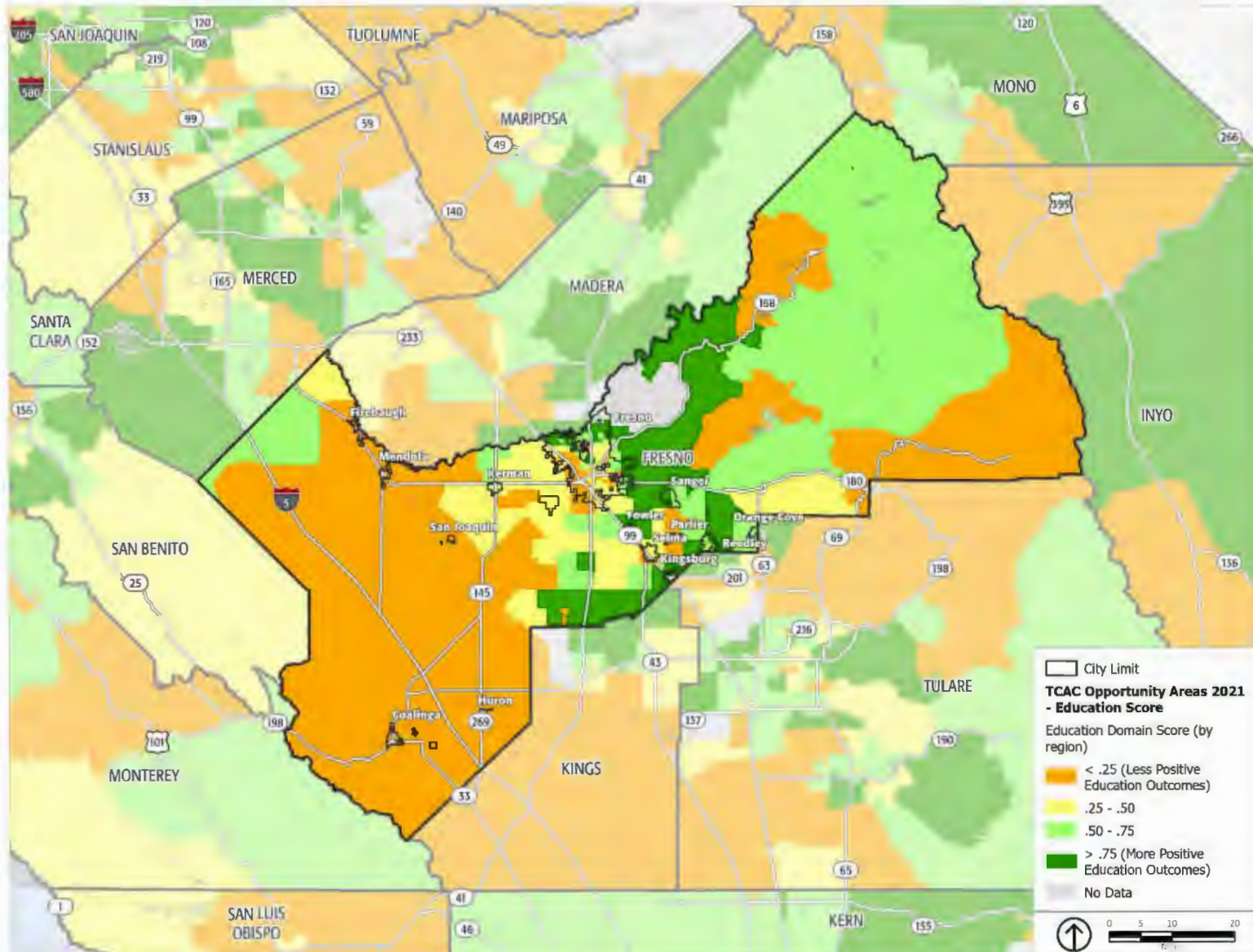
School quality is often tied to housing, with neighborhoods or communities with higher median incomes and home values often having access to higher-performing schools than residents of lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores in schools, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to strong school opportunities serves as an indicator of fair housing and equal access to opportunities.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state grade-level standards and demographic characteristics of each school's student population. The characteristics reported on include rates of chronic absenteeism and suspension, percentage of students that are socioeconomically disadvantaged, percentage of students that are in foster care, percentage of students learning the English language, and the percentage of high school students that are prepared for college. Chronic absenteeism refers to the percentage of students who are absent for 10.0 percent or more of instructional days that they were enrolled at the

school, with the state average being 10.1 percent of students. Students who are eligible for free or reduced-priced meals, or who have parents or guardians who did not receive a diploma, are considered socioeconomically disadvantaged. TCAC and HCD rely on this data from DOE to determine the expected educational outcome in each census tract and block group within the state. TCAC and HCD's educational domain score reflects mathematics proficiency, reading proficiency, high school graduation rates, and student poverty rates of all schools for which this data is available, culminating in a score ranging from 0 to 1, with higher values being the most positive expected educational outcome.

In 2021, TCAC/HCD reported the strongest projected educational outcomes for students in the cities of Clovis, Kingsburg, Sanger, and the unincorporated communities of Riverdale, Auberry, and Caruthers as well as the unincorporated areas east of Clovis and west of Sanger as well as portions of the county along the southern boundary from Riverdale to east of Reedley (**Figure 3-29, Regional TCAC/HCD Educational Domain Scores**). However, the unincorporated county areas with the highest educational scores according to TCAC/HCD, also have the lowest population density in the county, and likely either attend the higher-performing schools in adjacent jurisdictions or are home schooled. As such, for a regional analysis, the TCAC/HCD map may not accurately compare educational opportunity in Fresno County to the surrounding region. However, similar TCAC/HCD Educational Domain patterns are seen in adjacent Tulare, Merced, and Madera Counties. At the local level, data based on school performance is more readily available and likely more accurate.

FIGURE 3-29 REGIONAL TCAC/HCD EDUCATIONAL DOMAIN SCORES

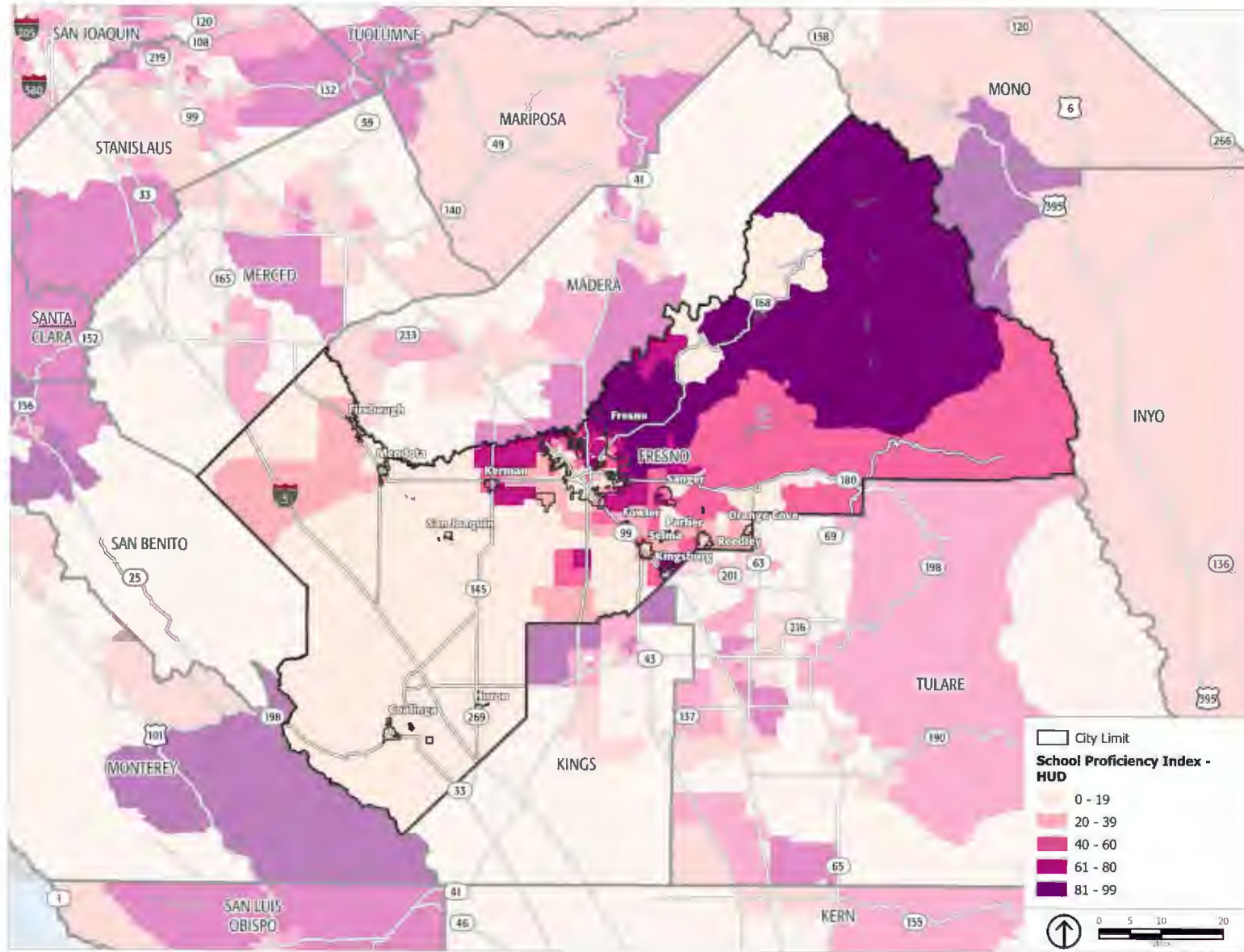


Source: TCAC/HCD, 2021

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The HUD School Proficiency Index more accurately reflects school performance by residential living patterns in the region. The HUD School Proficiency Index ranges from 0 to 100, with higher values indicating better school performance. Though demographic patterns have changed throughout the region slightly since 2010, as discussed in the local assessment, typically schools in Fresno County and throughout the region are more proficient in areas of increased population density and affluence or in affluent unincorporated areas, particularly in the portions of the county east of the Cities of Clovis and Fresno (see **Figure 3-30, HUD School Proficiency Index**). Although residents of Fresno County in the vicinity of Fresno and particularly Clovis have access to higher-performing schools than the western portion of the county, schools throughout the remainder of Fresno County generally score lower than those in much of Monterey County, and portions of Tulare County, which correspond to higher-income areas. To ensure all students have access to a quality education, the local assessment identifies appropriate programs.

FIGURE 3-30 HUD SCHOOL PROFICIENCY INDEX



Source: HUD, 2020

Environmental Health

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as “areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25.0 percent highest score census tracts) are those that have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone concentrations; fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller (PM_{2.5}) concentrations; drinking water contaminants; lead risk from housing; traffic impacts; and more. Population Characteristics scores the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

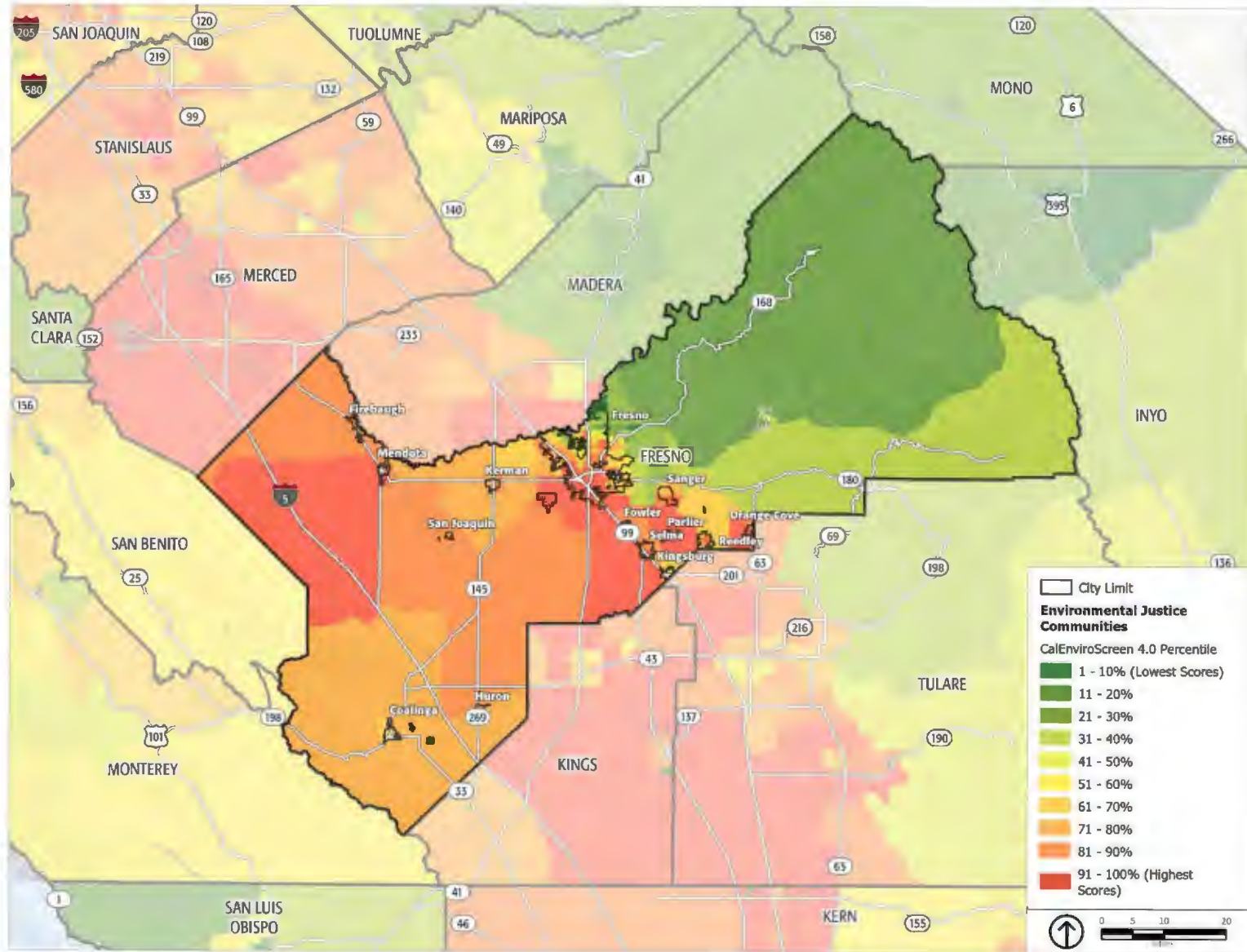
Much of Fresno County, particularly the western area and the cities along the SR 99 corridor, have high cumulative scores, as shown in **Figure 3-31, Regional CalEnviroScreen Percentiles**. This is a result of high scores for indicators of pollution burden, primarily pesticides, drinking water contaminants, particulate matter, and ozone, although the western portion of the county is primarily agricultural land with limited residential development, so these scores are likely a result of agricultural industry practices. In the surrounding region, high percentiles are mostly concentrated in the urbanized communities along SR 99 and prevalent in the rural agricultural areas. Fresno County closely reflects the agricultural areas of Merced, Madera, Tulare, and Kings Counties. Within each jurisdiction of Fresno County, patterns differ as a result of level of urbanization and socioeconomic population characteristics; however, regionally, Fresno County reflects jurisdictions to the north and south rather than the eastern Mono and Inyo County and western San Benito and Monterey County jurisdictions.

The Public Health Alliance of Southern California developed the Healthy Places Index (HPI), a supplemental data tool, in partnership with the Virginia Commonwealth University’s Center on Society and Health. The tool maps an index of characteristics linked to more positive health outcomes. Community condition indicators include economic stability, neighborhood and built environment, health and access to health care, education, social and community context. Housing conditions discussed elsewhere in this analysis, such as rates of overcrowding or housing cost burden, are also included in the HPI. The HPI provides a single health metric for each Census tract using 25 community characteristics. Higher HPI values indicate healthier conditions. As shown in **Figure 3-32, Healthy Places Index Percentile**, the HPI also reflects agricultural areas as least healthy due in part to pesticides, dust, and agricultural runoff, as well as exposure to industrial and road pollution. Similar pollution sources also contribute to low (unhealthy) scores

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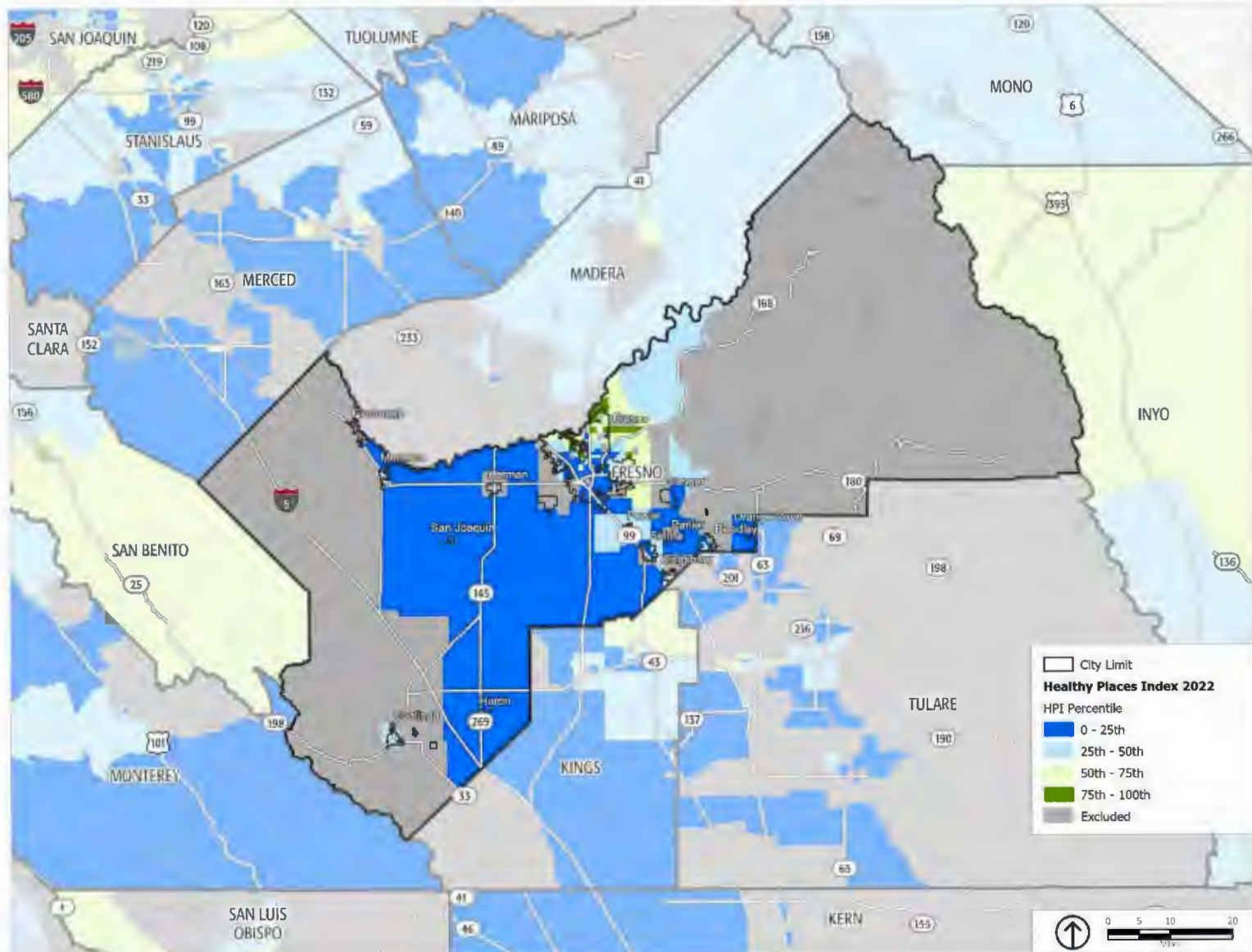
in the more urbanized areas, particularly those along the SR 99 and SR 41 corridors in Tulare, Madera, Kings, and Merced Counties. The percentage of adults with health insurance is an important factor that drives lower HPI scores in Fresno County's more rural areas, especially in the south and west parts of the county. Facets of the urban form, such as lack of park access, minimal active transportation use, and limited tree cover also contribute to lower scores throughout the county but particularly in its rural areas, which could be mitigated through park planning, landscaping as part of housing site plans, or local safe streets investments.

FIGURE 3-31 REGIONAL CALENVIROSCREEN PERCENTILES



Source: COEHHA, 2021

FIGURE 3-32 HEALTHY PLACES INDEX PERCENTILE



Source: PHASC, 2022

The counties within San Joaquin Valley and surrounding jurisdictions to the east and west in the Fresno County region have a challenging environmental context as a major agricultural producer and part of the San Joaquin Valley air basin, raising serious air and water quality concerns. Agricultural production can harm water quality by discharging fertilizer contaminants into the groundwater via runoff. Over time, the region's water supply has contended with a wide range of contaminants, including nitrates, arsenic, and pesticides. Due to geographic, topographic, meteorologic, and environmental conditions, the region's air basin has particular challenges for air quality. Given the regional context, the local assessment places an emphasis on assessing disproportionate impacts pollutant exposure has on disadvantaged communities or lower-income housing sites in their purview.

Disproportionate Housing Need and Displacement Risk

Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as "doubling up"). Situations such as this may indicate a shortage of appropriately sized and affordable housing units as overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

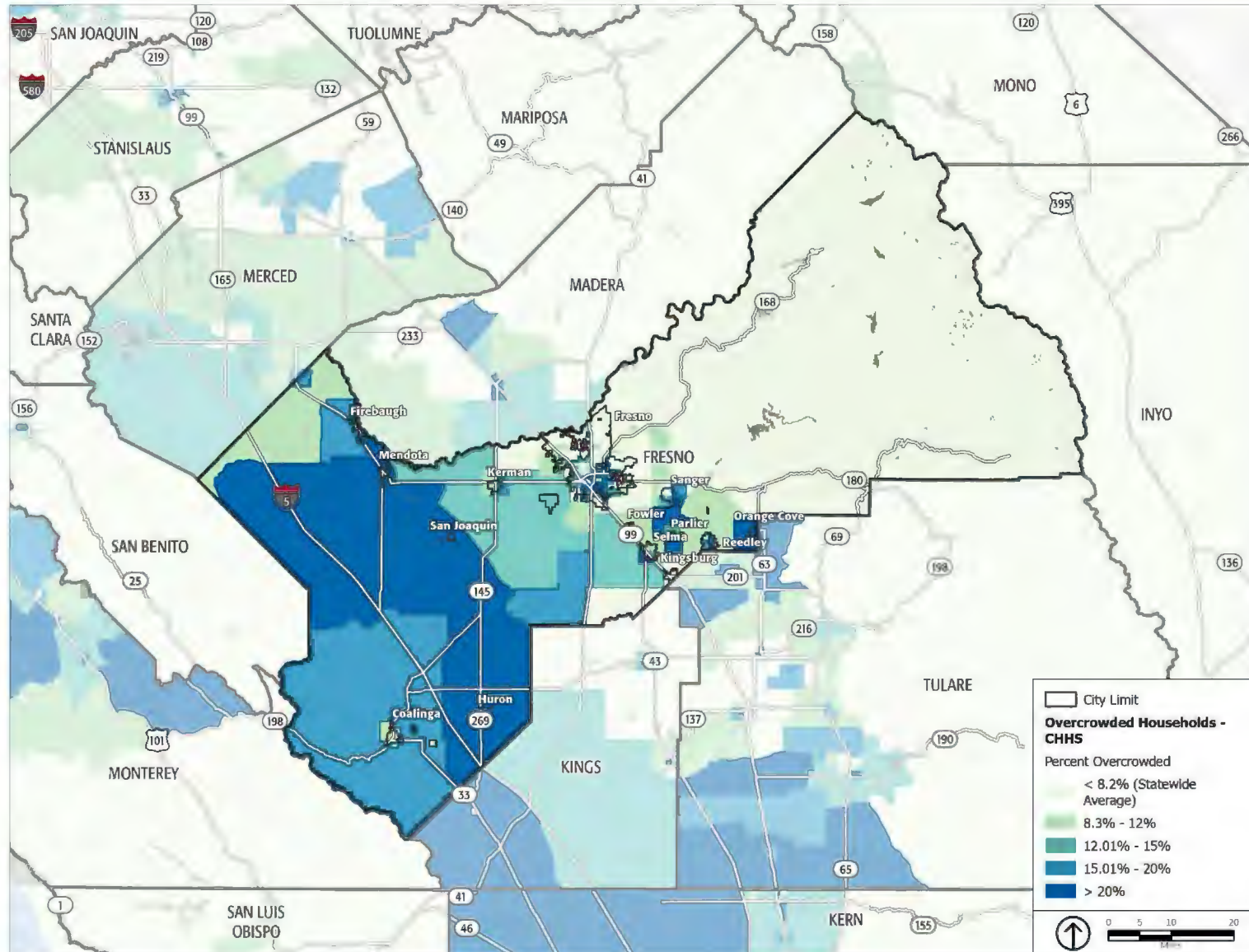
In Fresno County, approximately 6.1 percent of households experience overcrowding and 3.6 percent experience severe overcrowding, as presented in Table 2-21, *Overcrowding by Tenure* (2020), in the Needs Assessment. Overcrowding is a greater problem among renter-occupied households, at 8.6 percent of households, which exceeds the statewide average of 5.2 percent compared to 3.9 percent of owner-occupied households, which falls below the statewide average.

As shown in **Figure 3-33, Overcrowded Households in the Region**, Fresno County has some areas in the City of Fresno, jurisdictions to the south along SR 99, and in the western jurisdictions with higher incidence of overcrowding, including concentrations above 20.0 percent of households. The overall rate of overcrowding countywide is lower compared to some of the counties in the region to the north and south along SR 99, and fairly equivalent to Merced and Kings Counties. Following the trends of several other fair housing indicators in the region, the overall rate of overcrowding is lower in Inyo, Mono, and San Benito Counties, although each has a particular tenure population experiencing a higher incidence of overcrowding. Among renter households, Fresno County has significantly lower overcrowding rates than Madera, Monterey, San Benito, and Tulare Counties (**Figure 3-34, Reginal Overcrowded Households by Tenure**), although the rates of severely overcrowded renters in Fresno County is higher than all counties except for Monterey County. Typically, areas with higher rates of lower-income households and more dense housing types have higher rates of overcrowding, as is seen in census tracts within or

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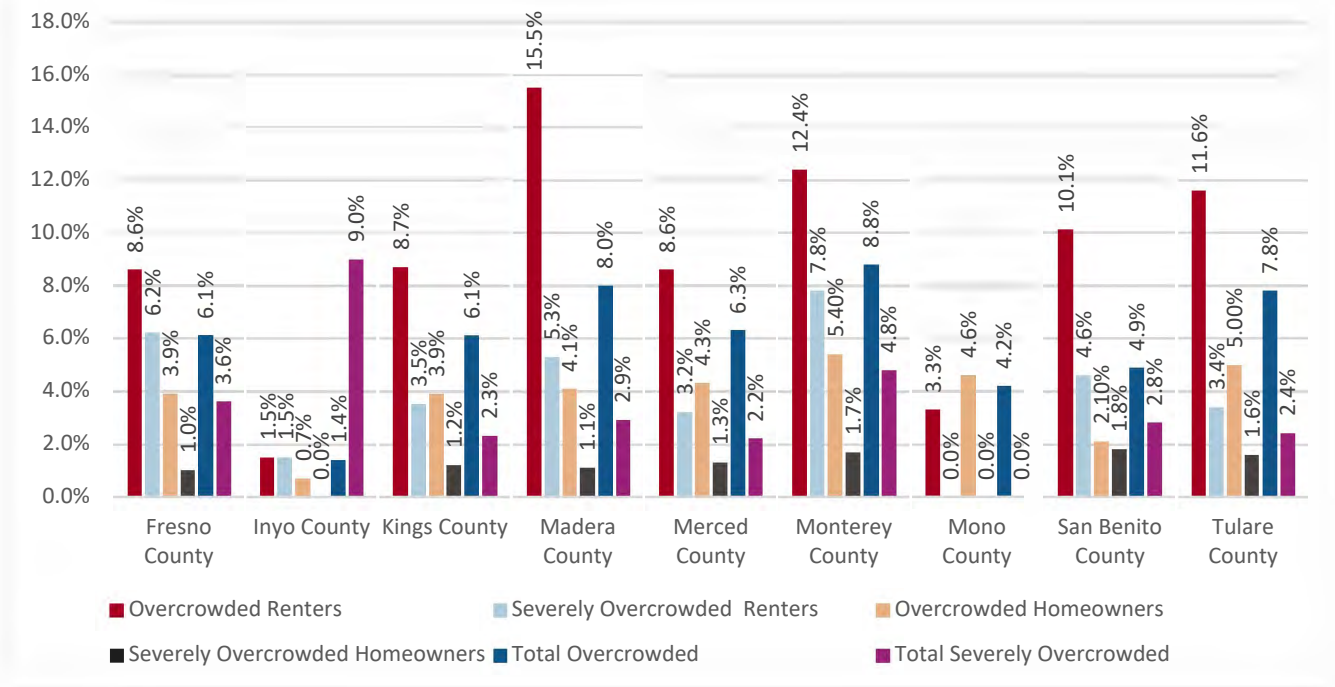
adjacent to the incorporated jurisdictions in the region, although overcrowding also is shown in some of the agricultural areas, suggesting the presence of extended or large families or lack of appropriately sized housing units. Many farmworkers pay market rates for their housing, since most farm owners do not provide housing for their workers, and many publicly owned or managed housing complexes are restricted to families. Because market-rate housing may be unaffordable, workers may share a housing unit with other workers to afford housing costs, resulting in severely overcrowded living situations. The rate and pattern of overcrowding in Fresno County generally reflects the communities in the immediate region, with higher rates of renter overcrowding, although homeowner overcrowding rates are lower in Fresno County than the majority of jurisdictions in the region. The relatively lower rates of overcrowding in Fresno County may indicate that there are more appropriately sized housing opportunities at a range of price points to meet housing demand than is found in other areas of the region, although concentrations of overcrowding are more prevalent in the more densely developed City of Fresno.

FIGURE 3-33 OVERCROWDED HOUSEHOLDS IN THE REGION



Source: CHHS, 2021

FIGURE 3-34 REGIONAL OVERCROWDED HOUSEHOLDS BY TENURE

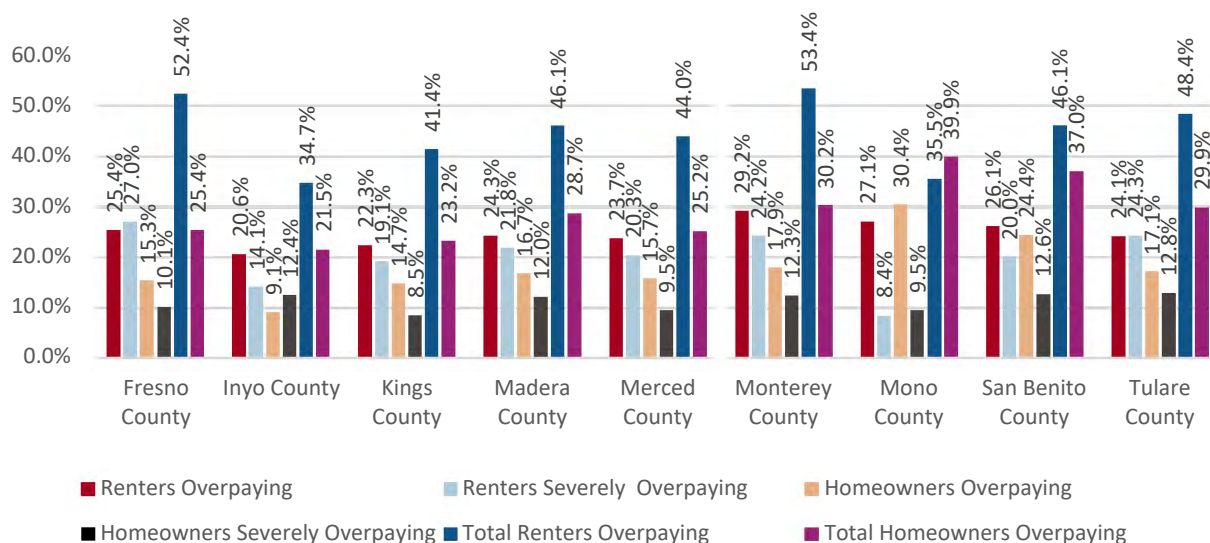


Source: 2016-2020 ACS

Overpayment

HUD considers housing to be affordable for a household if the household spends less than 30.0 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30.0 percent of its monthly income on housing costs, while those who spend more than 50.0 percent of their income on housing costs are considered “severely cost-burdened.” In Fresno County, approximately 25.4 percent of all households were cost-burdened in 2020, and 16.3 percent were severely cost-burdened (**Figure 3-35, Overpayment Rates in the Region**). Of these households, a significantly larger proportion of renters experienced overpayment than owners. This trend can be seen throughout both the region, on average over 15.0 percent of owners and over 22.0 percent of renters are cost burdened, and generally over 25.0 percent of homeowners and 20.0 percent of renters are severely cost burdened. Fresno County is comparable to surrounding counties, with 15.3 percent of owners and 25.4 percent of renters cost burdened and 10.1 percent of owners and 27.0 percent of renters severely cost burdened. While owner overpayment rates in Fresno County are comparable or slightly lower than the region overall (with the exception of Kings and Inyo Counties), renter overpayment rates are slightly higher (with the exception of Monterey County). This reflects feedback from stakeholders and service providers received for the San Joaquin Valley REAP, *Taking Stock: A Comprehensive Housing Report for the San Joaquin Valley*, in 2022. Stakeholders throughout the region reported a shortage of rental opportunities resulting in disproportionately high prices for tenants.

FIGURE 3-35 OVERPAYMENT RATES IN THE REGION

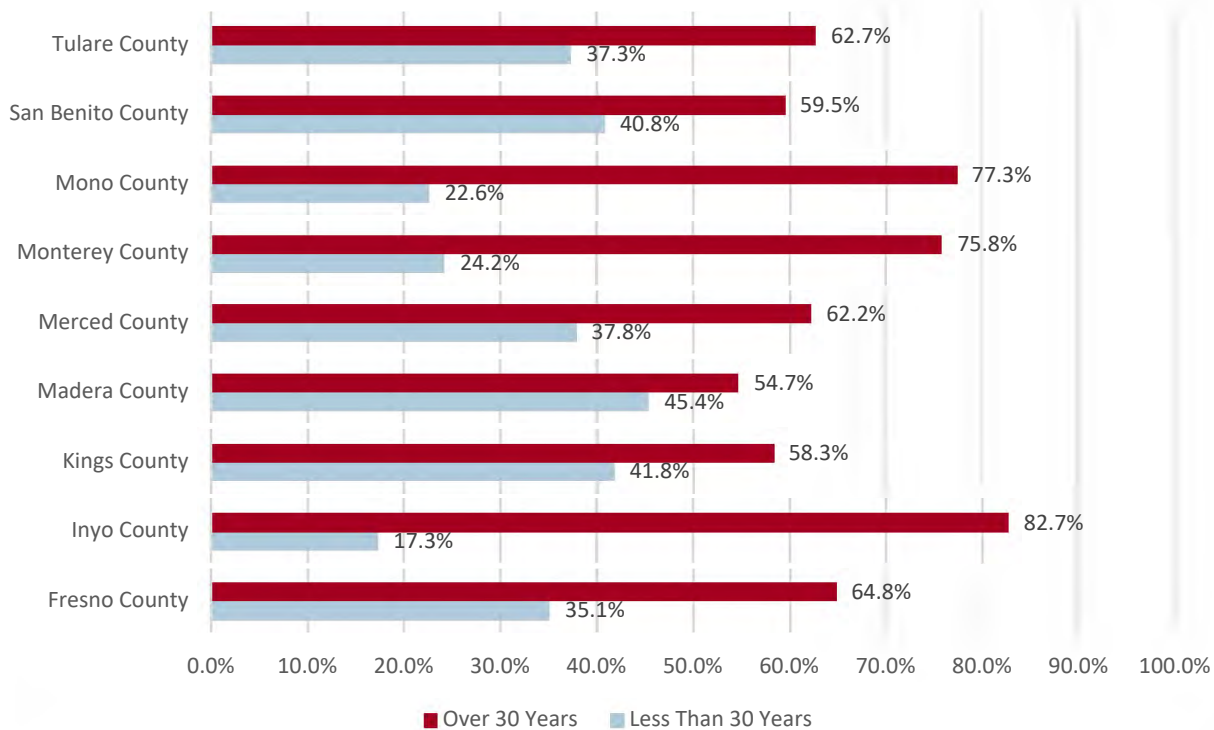


Source: HUD, CHAS 2014-2018

Substandard Housing

As discussed in the Housing Needs Assessment, housing condition can be an indicator of quality of life. Substandard conditions present a barrier to fair housing as occupants are susceptible to health and safety risks associated with poor housing conditions, as well as at risk of displacement if conditions make the unit uninhabitable or if property owners must vacate the property to conduct repairs. As housing units age, they deteriorate without ongoing maintenance, which can present a fair housing issue for occupants, reduce property values, and discourage private reinvestment in neighborhoods dominated by substandard conditions. Typically, housing over 30 years is more likely to need repairs or rehabilitation than newer units. As shown in **Figure 3-36, Age of Housing Stock in the Region**, approximately 64.8 percent of housing units in Fresno County are older than 30 years and may need repairs. This is relatively comparable to adjacent Merced and Tulare Counties, at 62.2 and 62.7 percent, respectively, yet higher than Madera, Kings, and San Benito Counties, at 54.7, 58.3, and 59.5 percent respectively. However, Mono, Inyo, and Monterey Counties have a higher proportion of older housing than Fresno County, with the largest proportion of homes built during the 1970s. This may indicate a fairly comparable or slightly greater need for rehabilitation in Fresno County compared to the greater region with the exception of the counties that are at the eastern and western edges of the more centralized counties in the valley region.

FIGURE 3-36 AGE OF HOUSING STOCK IN THE REGION



Source: 2016-2020 ACS

Farmworkers

According to the 2014 San Joaquin Valley Fair Housing and Equity Assessment, Fresno County and adjacent counties have the highest farmworker population compared to other regions in California. Farmworkers often face unique challenges locating affordable housing due to a combination of a higher rate of this population having limited English language proficiency, very low incomes, challenges securing home loans, and barriers to qualifying for rental units. Additionally, USDA data collected at the state and national level indicates that familial composition of farmworkers has changed since 1996 to include more families and fewer individuals; therefore, farmworker housing needs have likely also shifted from primarily seasonal housing for migrant workers to more permanent affordable housing for low wage working families. Although housing for all household types of farmworkers must be accommodated, much of the housing need for family households is best met near services, educational facilities, amenities and other resources that are more readily available in suburban and urban areas.

The Association of Bay Area Governments has identified three types of farmworkers in the state:

- **Permanent Residents:** Permanent residents of the county in which they work and may require housing which accommodates families and may fall into the extremely low-income category for seasonal workers who do not work in the off-season.
- **Migrant Farmworkers:** Perform agricultural labor on a seasonal or temporary basis and typically need housing for individuals, such as single occupancy rooms, bunkhouses, or dormitory style living.

- H-2A Visa Workers: Enter the U.S. under a federal guest worker program for a limited term and require a sponsor employer who provides housing, meals, and transportation to the job site.

The California Institute for Rural Studies (CIRS) reports that an estimated 85.0 percent of farmworkers in the state are from various regions in Mexico, and 5.0 percent from Central America, largely depending on which immigration period they entered the United States. An Indigenous Farmworker Study conducted in 2010 by California Rural Legal Assistance and other private parties estimated that approximately 25.0 percent of farmworkers statewide speak non-Spanish native languages of Mexico (including Zapoteco, Triqui and Mixteco), with significantly higher concentrations (up to one-third of farmworkers) in the Central Valley and Central Coast regions.

History of Farm Working

A history of farm working in the United States prepared by the National Farm Worker Ministry, an organization that advocates for and represents farmworkers, reports that following the Civil War, the gold rush and concurrent expansion of the railroad system led to California becoming a major agricultural center, in particular Fresno, Tulare, and Kern counties in the San Joaquin Valley. Initially, immigrants from China turned to agricultural labor as rail work diminished, followed by a wave of immigrants from elsewhere in Asia, primarily from Japan, the Philippines, and the Punjab province of India. According to federal law at the time, these newer immigrants were not allowed to own property or become citizens. During WWI, with most local American farm laborers engaged in the war, the demand for farmworkers increased. The Youth and Young Adults (YAYA) Timeline for Agricultural Labor in the U.S.A. reports that the first guestworker program was initiated in 1914 for Mexican labor to meet the need, ending in 1921. Following this, a combination of the Dust Bowl and the Depression brought a surge of migrant workers from the central states to California, as farmers were forced to sell their farms and travel west in search of work. Concurrently, the population of Mexican migrant workers decreased, as pressure increased for this population to leave or be deported during what was called the Mexican Repatriation.

The 2014 San Joaquin Valley Fair Housing and Equity Assessment found that White Dust Bowl farm laborers lived in shacks, tent camps, trailers, even their vehicles, as the Farm Security Administration established only eight farm labor camps in the entire San Joaquin Valley region. Where camp accommodations were provided for non-White farmworkers, they were segregated from the White camps and typically substandard in comparison. Most farmworkers had to find lodging in less desirable neighborhoods in cities or rural settlements, many of which were largely devoid of infrastructure improvements. Labor laws that were passed in the 1930s did not apply to farm workers, excluding them from protections such as worker's compensation, child labor, unionizing and collective bargaining, and overtime pay.

In August 1942, due to labor shortages associated with WWII, and six months after the start of the internment camps and the forced relocation of Japanese farmworkers, the federal government allowed for temporary contract laborers from Mexico as part of the Emergency Farm Labor Relief, or Bracero program. Although the Bracero program was initially established as a temporary wartime measure, Congress extended it through the late 1940s until it was ended in 1964. By the late 1950s, it is estimated that up to 200,000 of the laborers that migrated to the United States as part of this program worked in the San Joaquin Valley, many living in the vacated redlined urban neighborhoods left behind as previous immigrants integrated into the communities and were able to relocate, or within the post-

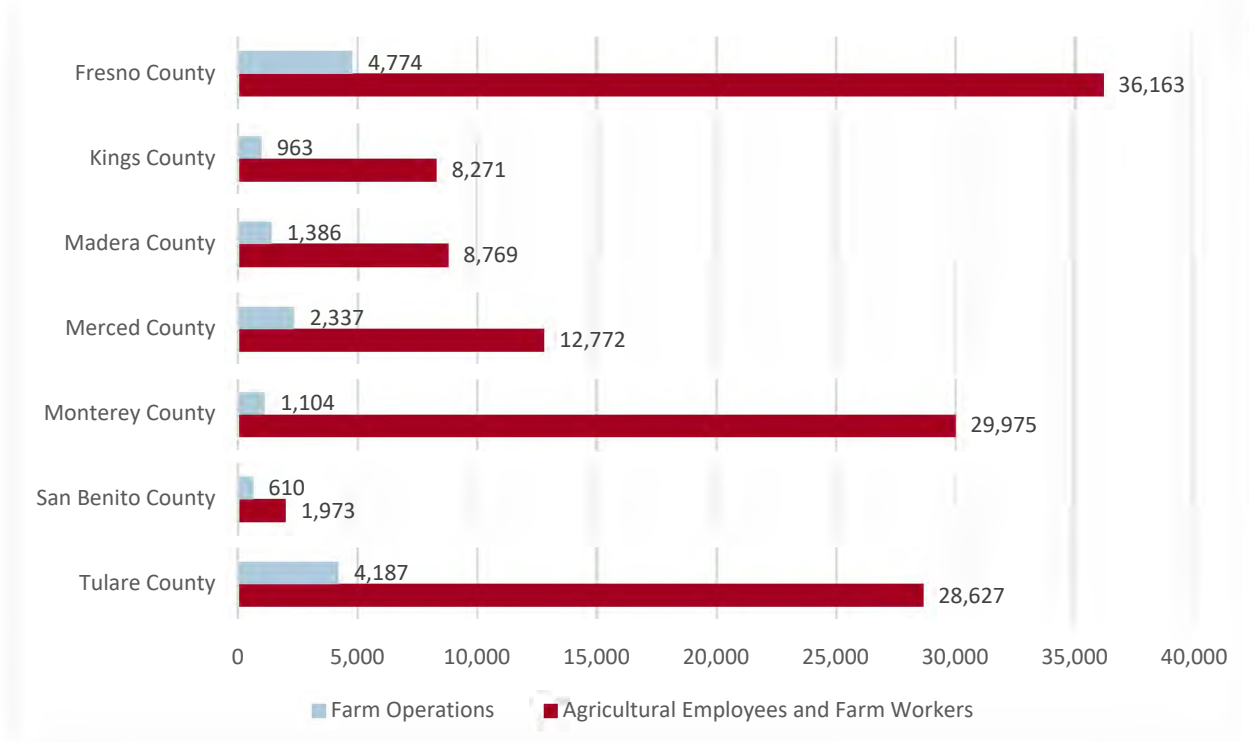
Depression farm labor camps that had been inhabited by the White Dust Bowl migrant laborers. These communities expanded as immigrants from Mexico and Central America continued to fill cheap labor positions.

Many farmworker communities developed in rural areas, just outside of, or within, jurisdictions' spheres of influence in the late 1900s, and often were not included in governmental investment of basic infrastructure as they generally were considered temporary accommodations. Additionally, many of these neighborhoods were exposed to higher rates of environmental pollution due to adjacency of major circulation routes, contaminated water systems associated with pesticides and agricultural runoff, and heavy industrial uses. Many of these neighborhoods have grown into established communities such as Del Rey, Cantua Creek, Easton, Five Points, Tranquility, and Raisin City, as well as others, yet continue to be underserved. These areas are analyzed in more detail in the local assessments of fair housing.

Key Housing Issues and Trends

The 2017 USDA Census of Agriculture reported 4,774 farms in Fresno County, a reduction from 5,683 in 2012. Although the 2022 Census of Agriculture has not yet been released, it is likely that this trend that has continued as development occurs at the periphery of jurisdictions, as well as the effect of the drought. As shown in **Figure 3-37, Regional Farm Operations and Agricultural Farmworkers**, Fresno County has the largest number of agricultural operations in the region and 89.5 percent of its land designated for agriculture, followed by Tulare County with 4,187 farms and 81.8 percent of land designated for agriculture. North of Fresno County, both Madera and Merced Counties have fewer agricultural operations, with 1,386 and 2,337 farms, respectively, but a higher proportion of land designated for agriculture (88.2 percent in Madera County and 91.1 percent in Merced County). Similarly, while Kings County only has 968 reported farm operations, 91.8 percent of its land is designated for agriculture. In contrast, counties west of Fresno County are less agriculturally oriented. Although there are 1,104 farms in Monterey County, only 61.3 percent of the land is designated for agriculture, and there are 610 farms in San Benito County with 75.6 percent of acreage designated for agriculture. Both Mono and Inyo Counties have fewer than 100 farms each, and therefore are not reflected on **Figure 3-37**.

FIGURE 3-37 REGIONAL FARM OPERATIONS AND AGRICULTURAL EMPLOYEES



Source: 2016-2020 ACS and U.S. Census of Agriculture, USDA, 2017

Note: Inyo and Mono Counties are not included in chart as the proportion of persons employed in agriculture, forestry, fishing and wildlife was below 4.0 percent

Local stakeholders estimate that official counts of farmworkers significantly underestimate the true numbers, as undocumented residents often do not participate in traditional data collection methods. Further, farmworkers may be difficult to count due to their mobility, shared housing situations, and distrust of authorities. According to the 2016-2020 ACS, the largest concentration of farmworkers in the region are in Fresno County, although this population comprises only 8.8 percent of employed residents in Fresno County. Following Fresno County, Monterey and Tulare Counties have comparable numbers of farmworkers, but the population represents a notably higher proportion of the employed persons population in each county, at 15.8 and 15.6 percent of the labor force, respectively. Further, 15.0 percent of the labor force in Madera County, 15.4 percent in Kings County, and 11.7 percent in Merced County are employed in agricultural operations. Only San Benito (6.7 percent), Mono (2.0 percent), and Inyo Counties (3.7 percent) have lower proportional representations of farmworkers than Fresno County.

As discussed previously, farmworkers face unique housing challenges due to low wages, high poverty rates, linguistic isolation, and, in many cases, citizenship status. The composition of farmworker households is shifting from primarily migrant individual males to more family households, including a growing number of single female-headed households with children according to the CIRS COVID-19 Farmworker Survey. The combination of socioeconomic characteristics of farmworkers, in Fresno County suggest that the conventional housing resources generally available to such lower-income households often correspond to TCAC/HCD Areas of High Segregation and Poverty. Further, due to housing costs, multiple families or individuals may share a single-family unit, converted garages, or accessory structures. The correlation between potential areas where farmworkers may access

affordable housing opportunities is discussed in more detail in each of the individual jurisdictions' assessments of fair housing.

According to the State of California's Analysis of Impediments to Fair Housing, privately owned employee housing licensed by the State of California has been steadily diminishing and currently only accommodates a small fraction of agricultural workers in the state. According to HCD's Employee Housing Facilities database, there are 562 units of farmworker employee housing throughout Fresno County with potential to house approximately 1,260 persons, including 6 set-aside units in Parlier Apartments in Parlier and Maldonado Plaza in Firebaugh. There are 645 units for H-2A workers, which can accommodate approximately 2,540 workers, which often are bunkhouses, dorms, or motel rooms. An additional 261 farmworker housing resources, including beds in the Parlier Migrant Center, single units, apartment complexes managed by the Fresno Housing Authority for seasonal and permanent occupancy, and 60 units of farmworker housing in Mendota, developed as part of the USDA Rural Area Development Program.

Between September 2021 and January 2022, the Fresno County conducted a Farmworker Survey and a Farmworker Employer Survey. A second round of each survey was conducted between February 2022 and July 2022. In total, the County surveyed 240 farmworkers, of whom 100 were homeowners, and 170 farm employers. Overall, less than 1 percent of all farmworkers surveyed desired to live in some type of farm labor housing, and 47.0 percent of non-homeowner households desired homeownership opportunities for single-family units. Of farm employers, 25 currently have some type of farm labor housing on-site. Of those that do not have on-site farm labor housing, 28 reported that they would consider adding labor housing as single houses or cottages and 1 specified that they would consider adding apartment style farm labor housing. Based on phone conversations, dairy farmers were most interested in providing on-site housing due to the 24-hour staffing required. All employers indicated that they would consider adding housing if financing was provided by the government or through grants.

Housing Need

The surveys conducted by CIRS and Fresno County indicate that traditional farm labor and worker camp housing is not desired by most Fresno County farmworkers and laborers, and only a small number of Fresno County farm employers are interested in providing on-site housing if government subsidies were available. Further, based on survey results farmworkers expressed greater interest in off-site housing options, reflecting the concerns of farm employers of finding farmworkers to live in on-site units.

While many of the farmworkers in Fresno County may reside in communities where affordable housing resources are available, and some permanent residents may be eligible for HCVs, they must compete with other lower-income households, often resulting in overcrowding, substandard conditions, and overpayment. Often, particularly for single laborers, dwellings are converted garages, vehicles, farm buildings, or tents. Undocumented laborers face even greater challenges in securing housing. The shortage of affordable housing for the farmworker community represents a significant barrier to fair housing for this population in Fresno County, as well as the region and statewide. Throughout Fresno County, farmworkers face a disproportionate need for safe and affordable housing options that provide access to jobs as well as other resources and amenities. This need is analyzed locally to inform each jurisdiction's Action Plan in the local Assessment of Fair Housing.

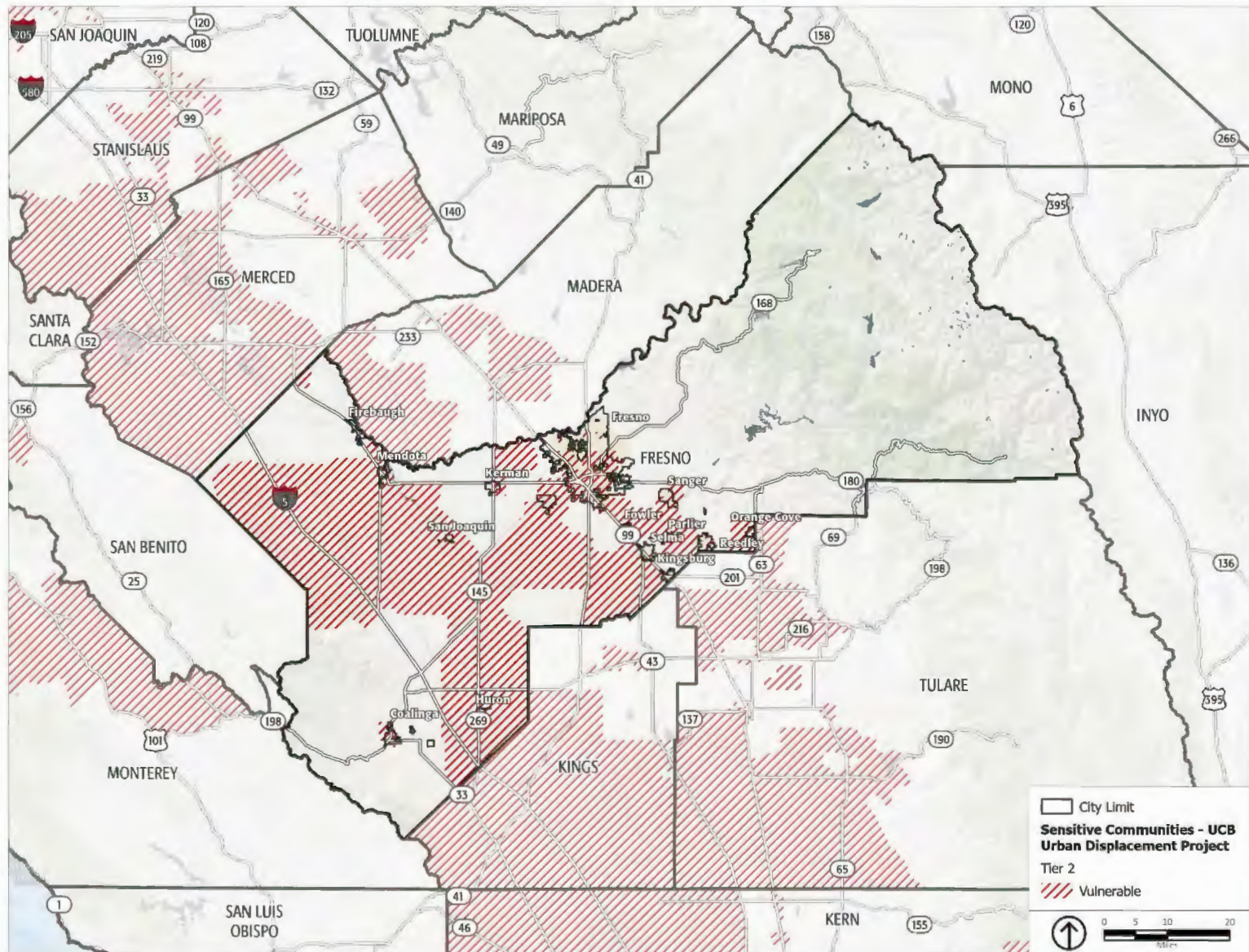
Displacement Risk

A combination of factors can result in increased displacement risk, particularly for lower-income households. Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. As discussed in the analyses of Patterns of Integration and Segregation, Overcrowding, and Overpayment, there are disproportionate patterns of concentrated poverty in the county that may correlate with increased displacement risk. The identification of over 40 areas of high segregation and poverty in the county is also a significant factor in the potential for displacement, particularly in the incorporated areas of Fresno, Sanger, Reedley, Orange Cove, Mendota, Huron, and San Joaquin, and unincorporated areas east and west of I-5 in the western portion of the county. Other factors contributing to the risk of displacement include those previously discussed, as well as vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases. Additionally, the increase in the incidence of both sheltered and unsheltered homelessness points to the correlation between housing affordability, income, and, in many cases, racial and ethnic characteristics. According to the Urban Displacement Project (**Figure 3-38, Sensitive Communities, 2020**), a large portion of Fresno County, largely corresponding to census tracts with low median incomes and high diversity and/or concentrations of populations of color, have been identified as sensitive communities, which are susceptible to changes if housing prices increase.

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the county may also indicate an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. Dramatic increases in home and rental prices have impacted residents throughout the county, though renters are typically disproportionately burdened by housing market increases in annual rate increases, compared to homeowners who have fixed-rate mortgages. For households attempting to enter the homeowner market for the first time, however, the cost of homes and rising interest rates present a barrier for lower-income households to attain homeownership.

According to Zillow and Redfin (July 2022), the average home value in Fresno County has increased 122.6 percent since 2013, an average of 15.3 percent annually. However, the annual average increase in home prices between 2013 and 2020 pre-pandemic was 7.6 percent, while the median home cost increased 12.7 percent during the height of the pandemic between 2020 and 2021, and 28.9 percent between 2021 and 2022. According to Zillow and Redfin, the median sales price of a home in Fresno County jumped from \$291,409 in 2021 to \$375,000 in 2022. As shown in Table 2-22, Home Sales Recorded 2021-2022, in the Needs Assessment, the survey of home sales in each jurisdiction, with the exception of the City of Clovis as no data was available at the time of the survey, and unincorporated areas conducted in May 2022 by CoreLogic, the highest increases in housing costs were seen in Kingsburg, Coalinga, and City of Fresno, followed by Fowler, Kerman, and Selma, as well as the unincorporated communities of Shaver Lake and Caruthers.

FIGURE 3-38 SENSITIVE COMMUNITIES, 2020



Source: Urban Displacement Project, 2021

While housing costs have increased rapidly, wages have not kept pace. The average median household income in Fresno County has increased an average of 3.1 percent annually from \$45,741 in 2012 to \$57,109 in 2020 according to 2016-2020 ACS data. Until 2020, the annual rate of increase in income was keeping a fairly steady pace with rising housing prices. However, between 2020 and 2022, based on a 2022 HCD estimate of Fresno County median income at \$80,300, the annual rate of increase in household income was 6.8 percent, as compared to the rate of increase in housing prices discussed previously. The difference in these trends indicates growing unaffordability of housing in Fresno County.

In general, the Fresno County region has relatively low housing values and lower housing costs compared to many areas of the state; however, homeowners and renters experience housing cost burdens on par with state levels due to the region's comparatively lower incomes. According to the San Joaquin Valley REAP 2022, estimated home values are at their highest point in decades. The impact of demographic shifts since the start of the COVID-19 pandemic are noticeable in home values in the Fresno County region, with values in several counties having risen nearly \$100,000 since early 2020. As shown in Table 2-24, Fresno County Ability to Pay, in the Needs Assessment, the median home price in Fresno County is only affordable to moderate- and above moderate-income households, based on a family of four. Rent prices in Fresno County have also increased significantly and present a barrier to lower-income households at a comparable rate with home values, at 7.6 percent annually. Between 2014 and 2021, the average rent for a two-bedroom unit, for example, increased from \$1,200 to \$1,835 according to a Zillow 2021 survey, and was affordable only to moderate-income households and above.

Data from Rentcafe.com (2022) indicates that 7.0 percent of units in the City of Fresno rent for less than \$1,000 monthly, 54.0 percent rent for \$1,001 to \$1,500 monthly, 30.0 percent rent for \$1,501 to \$2,000 monthly, and 10.0 percent are above \$2,000 monthly. However, these rent ranges do not differentiate between studio units and three- to four-bedroom units, and therefore the median rent estimate of \$1,480 may not represent the overpayment and overcrowding challenges faced by special needs and larger households. Rentcafe.com also provides average rents for other jurisdictions in Fresno County and adjacent counties, with Clovis at \$1,588, Coalinga at \$1,114, Kerman at \$1,167, Hanford at \$1,581, Sanger at \$1,093, Tulare at \$1,787, Visalia at \$1,691, and Merced at \$1,262. The countywide rate of lower-income renter overpayment is 75.4 percent, with rates exceeding those in the cities of Fresno, Fowler, Reedley, Sanger, and Selma. As renter households within most of the Fresno County jurisdictions comprise between 40.0 and 60.0 percent of the total households, and lower-income renters tend to have higher rates of overpayment than moderate- and above moderate-income renter households, this constitutes a significant proportion of renter households. As discussed in the analysis of Patterns of Integration and Segregation, the highest rates of poverty along the SR 99 corridor are in the City of Fresno, Sanger, Selma, Parlier, and Reedley, corresponding to the highest rates of cost-burdened, low-income renter households. In comparison, the lower-income renter overpayment rate in the unincorporated county is 13.5 percent.

In Fresno County, overpayment is pervasive and is not necessarily linked to areas with a lower median income, although within the county, 60.2 percent of lower-income homeowner households overpay as compared to 25.0 percent of total homeowners; and 75.4 percent of lower-income renters overpay compared to 52.2 percent of total renter households. The highest rates of lower-income homeowner overpayment above the countywide rate are present in Fresno, Kerman, Kingsburg, Mendota, Parlier, Reedley, Sanger, San Joaquin, and Sanger, while the lowest rates are found in the unincorporated county, Coalinga, Fowler, Firebaugh, and Huron.

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Feedback received in response to the San Joaquin Valley REAP, *Taking Stock: A Comprehensive Housing Report for the San Joaquin Valley*, have identified that there is an overall lack of production at any price point, but particularly in multifamily construction and affordable units. For rentals, very low inventory and high cost to initiate tenancy (e.g., deposits, first and last month's rent) may result in the need for hundreds or thousands of dollars up front to secure the rental unit.

According to the California Housing Partnership, the average cost of living for a family of three in the San Joaquin Valley is about \$48,293. This regional cost of living is 14.0 percent below the regional median household income of \$56,247; however, it is 66.0 percent higher than the state minimum wage income of \$29,120.

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OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT



REGIONAL HOUSING NEEDS ALLOCATION

State law (California Government Code Section 65584) requires that each city and county plan to accommodate its share of the region's housing construction needs, called the Regional Housing Needs Allocation (RHNA). The RHNA is intended to promote an increase in the housing supply and mix of housing types, infill development, socioeconomic equity, and efficient development patterns; protect environmental and agriculture resources; and improve jobs/housing relationships.

The California Department of Housing and Community Development (HCD) is responsible for projecting the housing needs for each of the state's regional governing bodies, or councils of governments. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households within each region. State law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county.

In Fresno County, the Fresno Council of Governments (FCOG) is the entity authorized under state law to develop a methodology to distribute the future housing needs to the jurisdictions within the region. The jurisdictions and FCOG collaborated to determine how the regional need would be distributed among the jurisdictions. In October 2022, FCOG adopted its final Regional Housing Needs Allocation Plan for the June 30, 2023, through December 31, 2031, RHNA projection period. As required by state law, the Plan divides the allocation of projected housing demand into four income categories:

- Very low-income – Up to 50 percent of the area median income;
- Low-income – 51 to 80 percent of the area median income;
- Moderate-income – 81 to 120 percent of the area median income; and
- Above moderate-income – More than 120 percent of the area median income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions. Based on the requirements of Assembly Bill (AB) 2634 (Statutes of 2006), each jurisdiction must also address the projected needs of extremely low-income households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of total need for the very low-income households. **Table 4-1** shows the RHNA for all jurisdictions in Fresno County, adjusted to include the projected needs for extremely low-income households.

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State law also requires all jurisdictions in Fresno County, including the County of Fresno, to demonstrate that they have or will make available adequate sites with appropriate zoning and development standards to accommodate the RHNA. The following section discusses the assumptions for this analysis and Section 2 of Appendix 1 shows how each jurisdiction will meet this requirement through units built or under construction, planned or approved projects, and vacant and underutilized sites.

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

Jurisdiction	Housing Units by Income Level				Total Housing Units
	Very Low ¹	Low	Moderate	Above Moderate	
Clovis	2,926	1,549	1,448	3,054	8,977
Coalinga	157	96	89	224	566
Firebaugh	102	46	66	229	443
Fowler	94	57	47	141	339
Fresno	9,440	5,884	5,638	15,904	36,866
Huron	45	45	55	174	319
Kerman	285	134	168	476	1,063
Kingsburg	248	161	150	323	882
Mendota	129	68	97	348	642
Orange Cove	66	49	86	268	469
Parlier	147	94	108	384	733
Reedley	403	183	211	666	1,463
San Joaquin	39	193	245	644	1,121
Sanger	412	28	36	97	573
Selma	393	165	233	701	1,492
Unincorporated County	706	391	370	883	2,350
Total County	15,592	9,143	9,047	24,516	58,298

¹Adjusted to include extremely low-income units

Source: FCOG Regional Housing Needs Allocation Plan, October 2022.

ASSEMBLY BILL 1233 RHNA “CARRY-OVER” ANALYSIS

AB 1233, passed in 2005, amended State Housing Element law (Government Code Section 65584.09) to promote the effective and timely implementation of local housing elements. This bill applies to jurisdictions that included programs in their previous housing elements to rezone sites as a means of meeting their previous RHNA, as well as jurisdictions who failed to adopt a State-certified housing element in the previous housing element cycle. Key provisions of Government Code Section 65584.09 state that where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period, the updated housing element must identify the unaccommodated housing need from the previous planning period.

These jurisdictions must identify their unaccommodated housing need from January 1, 2013, through December 31, 2023, RHNA projection period. Where applicable, an analysis has been included in the local jurisdictions section in Appendix 1.

The methodology used to calculate the unaccommodated need starts with the 2006-2013 RHNA and subtracts:

- The number of units approved or constructed (by income category) since the beginning of the previous RHNA projection period start date (i.e., January 1, 20013);
- The number of units that could be accommodated on any appropriately zoned sites available during the previous RHNA projection period;
- The number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the previous planning period (if applicable); and
- The number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element’s site identification programs, as described previously.

If this analysis reveals an unaccommodated need (in any income category) from the 2013-2023 RHNA, the jurisdiction must adopt a program to rezone sites within the first year of the new planning period to meet the housing need pursuant to Government Code Sections 65584.09 and 65583(c)(1).

AVAILABILITY OF LAND AND SERVICES

The State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain “an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites” (Government Code Section 65583(a)(3)).

Units Built or Under Construction and Planned or Approved Projects

Jurisdictions can credit units from approved or projects pending approval to meet a portion of the RHNA. Each jurisdiction's Housing Element includes a list of all residential projects that are planned or approved and scheduled to be built by the end of the current RHNA projection period (December 31, 2023).

Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADUs) based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th cycle Housing Element planning period.

Vacant and Underutilized Land Inventory

The residential land inventory is required "to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)). The phrase "land suitable for residential development" includes vacant and underutilized sites zoned for residential use as well as vacant and underutilized sites zoned for nonresidential use that allow residential development. All parcels (or portions of parcels) in the vacant and underutilized sites inventory were reviewed by local staff and the consultants to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints (e.g., flood zones and steep slopes), and other possible constraints to development feasibility.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element that requires rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent units affordable to lower-income households.

Affordability and Density

To identify sites that can accommodate a local government's share of the RHNA for lower-income households, housing elements must include an analysis that demonstrates the appropriate density to encourage and facilitate the development of housing for lower-income households. The statute (Government Code Section 65583.2(c)(3)) provides two options for demonstrating appropriate densities:

- Provide a detailed market-based analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards” that are “deemed appropriate” in state law to accommodate housing for lower-income households given the type of the jurisdiction. With the exception of the cities of Fresno and Clovis, all jurisdictions in Fresno County are considered “suburban jurisdictions” with a default density standard of 20 units per acre. HCD is required to accept sites that allow for zoning at this density as appropriate for accommodating a jurisdiction’s share of the regional housing need for lower-income households. The cities of Fresno and Clovis are considered metropolitan jurisdictions and have a default density of 30 units per acre.

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of land per unit and increases the amount of subsidy needed to ensure affordability while higher-density development can lower per-unit land cost and facilitate construction in an economy scale.

Refer to each local jurisdiction’s Appendix 1 for a full sites analysis to meet the RHNA.

Adequacy of Public Facilities

One major constraint to new housing development is the availability and adequacy of infrastructure, including water and wastewater infrastructure. The unincorporated areas of the county are particularly constrained by a lack of infrastructure. The County of Fresno generally does not provide water and sewer services in existing unincorporated communities. These services are provided by independent community services districts. Most of the existing community services districts do not have excess capacity and would require significant expansion to accommodate any additional growth. For this reason, most new growth is directed to urban areas where infrastructure systems are more developed.

However, many of the cities also face infrastructure constraints. Water and sewer infrastructure needs to be extended into new-growth areas before development can occur, and existing infrastructure systems will require upgrades. Jurisdictions rely on development impact fees to cover the cost of infrastructure improvements as they grow. These costs are added to the cost of new housing units, impacting affordability.

Water supply is one of the most critical issues for Fresno County. Jurisdictions in the county rely on a combination of groundwater and surface water. While projects in the county are served by independent wells or community facilities districts, cities typically have independent water sources either from a third party or a municipally operated system. During drought years or other mandated reductions for environmental purposes, total water supply can fluctuate from year to year. In rural areas, groundwater levels are dropping, causing domestic wells to dry up.

Jurisdictions in Fresno County have and will continue to pursue grant funding to improve infrastructure availability and reliability. Furthermore, the jurisdictions may adopt, or work with local water providers to adopt, policies to

grant priority for water and sewer service to proposed developments that include housing units affordable to lower-income households.

Financial and Administrative Resources

Jurisdictions in Fresno County have access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. This section describes the key housing funding sources currently used in the city, which include Community Development Block Grant (CDBG) funds from the state and Section 8 rental assistance. **Table 4-3** lists a range of potential financial resources that may be used in these jurisdictions.

Table 4-3 Financial Resources

Program Name	Description	Eligible Activities
Federal		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of HUD to cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Infrastructure Improvements Homeless Assistance Public Services
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	Land Acquisition Rehabilitation Relocation of Unit Refinancing of Existing Indebtedness
State Programs		
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	Support Services Rehabilitation Transitional Housing Supportive Housing
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase Development/Construction Improvement Rehabilitation
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	New Construction Rehabilitation Acquisition Preservation

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Program Name	Description	Eligible Activities
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New Construction Rehabilitation Acquisition
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	Homeowner Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	New Construction Rehabilitation
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	New Construction Rehabilitation
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects	Predevelopment, Site Development, Site Acquisition Rehabilitation Acquisition/rehab Down Payment Assistance Mortgage Financing Homebuyer Counseling
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
Affordable Housing Sustainable Communities Program	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	New Construction
Local		
First Time Homebuyer Assistance Program (HAP)	The First Time Homebuyer Assistance Program (HAP) offers no-interest loans of up to 20 percent of a home's sale price to income-qualifying first-time home buyers. The buyer must contribute at least 1.5 percent of the sale	Down Payment Assistance Mortgage Financing

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Program Name	Description	Eligible Activities
	price and must purchase the house as their primary residence.	
Housing Assistance Rehabilitation Program (HARP)	This program provides no-interest loans to income-qualifying households for moderate to substantial home reconstruction/rehabilitation projects. Code deficiencies, as well as owner-requested non-luxury improvements, are addressed. HARP loans are funded by various federal and state agencies and are specifically designed to assist low-income families make such improvements.	Rehabilitation
Rental Rehabilitation Program (RRP)	This program offers zero-interest loans to repair rentals in unincorporated areas and participating cities. Loans cover the entire cost of rehabilitation and are repaid over 20 years.	Rehabilitation
Habitat for Humanity – Greater Fresno Area	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage	Homebuyer Assistance
Private Resources/Lender/Bank Financing		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction
Freddie Mac	Home Works – Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% Median Family Income (MFI) qualify.	Homebuyer Assistance Combined with Rehabilitation
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities including affordable housing.	Acquisition New Construction Rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition Rehabilitation New Construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

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Program Name	Description	Eligible Activities
Administrative Resources		
RH Community Builders	RH Community Builders is a nonprofit housing developer active in the region. The organization develops cost effective, high quality, permanently affordable housing throughout the Central Valley and beyond. RH Community Builders is focused on building a multi-faceted approach to ending homelessness in the Central Valley. By assisting community members in accessing needed services and increasing the inventory of affordable housing.	New Construction Rehabilitation Acquisition

Administrative Capacity

Beyond local city and county staff that administer housing programs, there are a number of agencies and organizations that are important in the overall delivery system of housing services in the region, including new construction, acquisition and rehabilitation, and preservation of affordable housing.

Fresno Economic Opportunities Commission

The Fresno Economic Opportunities Commission (Fresno EOC) is a private nonprofit corporation governed by a 24-member tripartite Board of Commissioners. The Fresno EOC provides services that include energy services such as the weatherization program for both homeowners and renters in Fresno County who are income eligible.

Fresno Housing Authority

The Fresno Housing Authority provides affordable housing to over 50,000 residents throughout Fresno County, either through Housing Choice Vouchers (HCV) or in Housing Authority-owned complexes. Specifically, the HCV program is assisting 12,000 households. As of October 2015, there are 42,587 residents outside the City of Fresno on the waitlist for HCVs. Applicants are randomly selected through a lottery system.

Table 4-3 shows the subsidized rental units owned and/or managed by the Fresno Housing Authority throughout the county.

Table 4-3 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
<i>Biola</i>		
Biola Apartments	4955 North 7th Avenue	12
<i>Del Rey</i>		
Del Rey Apartments	5662 South Oak Lane Avenue	30
<i>Firebaugh</i>		
Cardella Courts	419 P Street	32
La Joya Commons (Firebaugh Family Apartments)	1501 Clyde Fannon Road	34
Firebaugh Elderly	1662 Thomas Conboy Avenue	30
Maldonado Plaza	1779 Thomas Conboy Avenue	64
Mendoza Terrace	1613 Mendoza Drive	50
Mendoza Terrace II	1661 Allardt Drive	40
Rio Villas	1238 P Street, Firebaugh	30
<i>Fowler</i>		
Magnolia Commons (Magill Plaza)	325 East Vine Street	60
<i>Fresno</i>		
541 (South Tower)	541 South Tower, North Fulton Street	14
Alegre Commons	130 West Barstow Avenue	42
Bridges at Florence	649 East Florence Avenue	34
Brierwood	4402 West Avalon Avenue	74
Cedar Courts	4430 East Hamilton Avenue	119
Cedar Courts II	4430 East Hamilton Avenue	30
City View at Van Ness	802 Van Ness Avenue	45
Dayton Square	3050 East Dayton Avenue	66
DeSoto Gardens	640 East California Avenue	40
DeSoto Gardens II	640 East California Avenue	28
El Cortez Apartments	4949 North Gearhart Avenue	48
Fairview Heights Terrace	2195 South Maud	74
Fenix at Calaveras	250 North Calaveras Street	22
Fenix at Glenn	172 North Glenn Avenue	8
Garland Gardens	3726 North Pleasant Avenue	51
Golden State Triage Center	1415 West Olive Avenue, Fresno	48
Inyo Terrace	510 South Peach Avenue	44
Marcelli Terrace	4887 North Barcus Avenue	24

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Community/ Apartment Complex	Location	Number of Units
Mariposa Meadows	1011 West Atchison Avenue	40
Monte Vista Terrace	North 1st Street and East Tyler Avenue	44
Pacific Gardens	5161 East Kings Canyon Road	56
Parc Grove Commons South	2674 East Clinton Avenue	363
Pinedale Apartments	160 West Minarets Avenue	50
Renaissance at Alta Monte	205 North Blackstone Avenue	30
Renaissance at Santa Clara*	t 1555 Santa Clara Street	70
Renaissance at Trinity	524 South Trinity Street	21
San Ramon	1328 East San Ramon Avenue	32
Sequoia Courts	515 South Modoc Street	60
Sequoia Courts Terrace	549 S. Thorne Avenue	78
Sierra Plaza	838 Tulare Street	70
Sierra Pointe**	1233 West Atchison Avenue	53
Sierra Terrace	937 Klette Avenue	72
Step Up 99	1240 North Crystal Avenue	99
Sun Lodge	1101 North Parkway Drive	98
The Arthur at Blackstone	3039 North Blackstone Avenue	41
The Monarch at Chinatown	1101 F Street	57
The Villages at Broadway	1828 Broadway Street	26
The Villages at Paragon	4041 Plaza Dr E	28
Viking Village	4250 North Chestnut Avenue	40
Villa del Mar	3950 North Del Mar Avenue	48
Woodside Apartments	3212 East Ashcroft Avenue	76
Yosemite Village	709 West California Avenue	69
Huron		
Cazares Terrace	36487 O Street	24
Cazares Terrace II	36333 Mouren Street	20
Corazon Del Valle Commons	17053 12th Street	61
Parkside Apartments	36200 North Giffen Avenue	50
Kerman		
Granada Commons	14570 California Avenue	16
Helsem Terrace	938 South 9th Street	40
Kingsburg		
Linnaea Villas	2530 Sierra Street	47
Marion Villas	1600 Marion Street	48

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Community/ Apartment Complex	Location	Number of Units
<i>Laton</i>		
Laton Apartments	6701 East Latonia Street	20
<i>Mendota</i>		
Mendota RAD Apartments	778 Quince Street	60
Esperanza Commons	241 Tuft Street	60
Rios Terrace	424 Derrick Avenue	24
Rios Terrace II	111 Straw Street	40
<i>Orange Cove</i>		
Citrus Gardens	201 Citrus Avenue and 452 10th Street	30
Kuffel Terrace	791 I Street	60
Mountain View Apartments	1270 South Avenue	30
<i>Parlier</i>		
Oak Grove	595 Bigger Street	50
Orchard Commons*	295 South Newmark Avenue	41
Parlier Migrant Center*	8800 South Academy Avenue	131
<i>Reedley</i>		
Sunset Terrace	629 East Springfield Avenue	20
Sunset Terrace II	806 Lingo Avenue	20
Kings River Commons	2020 E. Dinuba Avenue	60
<i>Sanger</i>		
Blossom Trail Commons	285 J Street	48
Elderberry at Bethel	2505 5th Street	74
Wedgewood Villas	2415 5th Street	64
<i>San Joaquin</i>		
San Joaquin Apartments	8610 South Pine Avenue	20
Taylor Terrace	8410 5th Street	28
<i>Selma</i>		
Cueva De Oso (William Shockley Plaza)	1445 Peach Street	48
TOTAL		4,048

Source: Fresno Housing Authority, 2022.

Notes:

* Including one manager's unit

** Single-family homes

Nonprofit Housing Providers

There are numerous nonprofit organizations that are active in constructing, managing, and preserving affordable housing in the region. According to Affordable Housing Online, there are 12,585 units of affordable housing in 138 properties throughout the county, including those operated by the Housing Authority. More than half of these affordable units are in the City of Fresno; however, every city and several unincorporated communities also contain affordable housing units. Within the smaller cities and unincorporated areas, one of the more active nonprofit

housing providers has been Self-Help Enterprises. Self-Help Enterprises focuses on providing self-help housing, sewer and water development, housing rehabilitation, multifamily housing, and homebuyer programs in the San Joaquin Valley of California. They currently assist the City of Coalinga to oversee their housing rehabilitation and down payment assistance programs.

OPPORTUNITIES FOR ENERGY CONSERVATION

State law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing since higher energy bills result in less money available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserved to absorb cost increases and many times must choose between basic needs, such as shelter, food, and energy.

California Building Code, Title 24

California Title 24 regulations require higher energy-efficiency standards for residential and nonresidential buildings. The building code provides a great deal of flexibility for individual builders to achieve a minimum “energy budget” through the use of various performance standards. These requirements apply to all new residential construction, as well as all remodeling and rehabilitation construction.

Utility Programs

Pacific Gas and Electric Company (PG&E), which provides electricity service in Fresno County, provides a variety of energy conservation services for residents as well as a wealth of financial and energy-related assistance programs for low-income customers:

- **The Budget Billing Program (BPP).** Designed to eliminate big swings in customer monthly payments by averaging energy costs over the year.
- **CARE (California Alternate Rates for Energy).** PG&E provides a 20 percent discount on monthly gas and energy bills for low-income households.
- **Energy Savings Assistance Program:** Provides low-income customers with energy-efficiency upgrades such as attic insulation, caulking, weather stripping, water-saving devices, and energy-efficient lighting.
- **Multifamily Energy Savings Program:** Offers cash incentives on the installation of new, energy-efficient equipment or systems.
- **The Family Electric Rate Assistance (FERA) Program.** PG&E provides a rate reduction program for low-income households of three or more people.
- **REACH (Relief for Energy Assistance through Community Help).** The REACH program is sponsored by PG&E and administered through the Salvation Army. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who

have experienced unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit up to \$200.

The Fresno Economic Opportunities Commission (FEOC) operates over 35 human service programs designed to reduce poverty, increase self-sufficiency, and build stronger communities. The agency budget is approximately \$100 million annually with funding from private, local, regional, state, and federal sources. One of the programs includes energy services such as free solar panel installation and weatherization programs:

- Free Home Solar Program: The Transform Fresno Project provides up to a 6,000 Watts solar system for homes in the designated project area. The solar system and installation are 100 percent free. Homeowners will own the system free and clear. A limited number of systems are available.
- Low-Income Home Energy Assistance Program (LIHEAP): Provides financial assistance to help offset an eligible Fresno County household's home energy cost.
- Weatherization services: Homeowners and renters in Fresno County who are income-eligible can qualify for weatherization services with qualified mobile homes, apartments, houses, and condos. Weatherization measures include:
 - Weather-stripping doors and caulking windows or gaps around home
 - Testing, repairing, or replacement of refrigerators, water heaters, heating and/or cooling systems, and cooking appliances
 - Insulating exterior walls, ceilings, and floors
 - Installing low-flow shower heads
 - Upgrading interior and exterior lighting services to LED
 - Duct repair and replacement



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HOUSING CONSTRAINTS

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. State housing element law requires cities and counties to review both governmental and nongovernmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the housing element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)). The housing element must also analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities.

Nongovernmental constraints are not specific to each community and are described in this section at the regional level. Governmental constraints, on the other hand, are specific to each local government and are described only generally in this section. The appendices contain a more detailed governmental constraints analysis for each local government.

GOVERNMENTAL CONSTRAINTS

Local governments have little or no influence on the national economy or the federal monetary policies that influence it. Yet, these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. One purpose of the housing element is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect public health and safety without unduly adding to the cost of housing production.

It is in the public interest for a local government agency to accommodate development while protecting the general welfare of the community, through a regulatory framework/environment. At the same time, government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers.

Land Use Controls

Land use controls provided in the general plan and the zoning ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the city or the county.

General Plan

Each city and county in California must prepare a comprehensive, long-term general plan to guide growth and development. The land use element of the general plan must contain land use designations, which establish the basic allowed land uses and density of development for the different ranges and areas within the jurisdiction. Under State law, the zoning districts must be consistent with the general plan land use designations. The general plan land uses must provide suitable locations and densities to accommodate each jurisdiction's regional housing needs allocation (RHNA) and implement the policies of the housing element. Appendix 1 provides a description of each jurisdiction's general plan land use designations.

Zoning Ordinance

Land use controls provided in the zoning ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the jurisdiction.

Local governments regulate the type, location, and scale of residential development primarily through the zoning ordinance. The zoning ordinance implements the general plan. It contains development standards for each zoning district consistent with the land use designations of the general plan. Appendix 1 provides a description of each jurisdiction's zoning districts and development standards.

Residential Development Standards

Each jurisdiction's zoning ordinance contains development standards for each zoning district. These standards vary by jurisdiction, but typically include density, parking requirements, lot coverage, height limits, lot size requirements, setbacks, and open space requirements. The Housing Element must analyze whether development standards impede the ability to achieve maximum allowable densities.

Parking

Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. Most of the participating jurisdictions require two parking spaces per single-family dwelling unit. Several, but not all jurisdictions, have reduced parking standards for multifamily and elderly housing.

Open Space and Park Requirements

Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. All jurisdictions require that park space is set aside in new subdivisions, or that developers pay a fee in lieu of providing parks.

Density Bonus

Under current state law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

Density bonus law also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. These parking standards are summarized in Table 5-1. These numbers are the total number of parking spaces, including guest parking and handicapped parking. The developer may request these parking standards even if they do not request the density bonus. Appendix 1 provides a description of whether or not individual jurisdictions comply with California's density bonus law.

Table 5-1 Statewide Density Bonus Parking Standards

Number of Bedrooms	Required On-Site Parking
Studio/1 bedroom	1 space
2 to 3 bedrooms	1.5 space
4 or more bedrooms	2.5 spaces

Source: Government Code Section 65915 (9)(p)(1)

Growth Control

Growth-control ordinances or policies are designed to limit the amount or timing of residential development. Since growth-control policies, by definition, constrain the production of housing, local governments must analyze whether or not local growth-control policies limit the ability to meet the RHNA. Most jurisdictions have not adopted growth-control policies. Appendix 1 describes which jurisdictions have other growth-control policies or ordinances.

While not a form of growth control, all jurisdictions in Fresno County are subject to the City/County memorandum of understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available in an effort to preserve agricultural land. The MOU standards for annexation require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. Therefore, cities must wait for private developers to request an annexation before initiating an annexation. In cities that are mostly built out within their current city limits, the MOU limits the cities' ability to accommodate future housing needs. While cities can take certain steps to "prezone" land in advance of annexation, the annexation of land into the city limits is not entirely within the cities' control.

Airport Land Use Compatibility

State law requires each local agency having jurisdiction over land uses within an Airport Influence Area (AIA) to either: (1) modify its general plan, zoning ordinance, or other applicable land use regulation(s) to be consistent with the Airport Land Use Compatibility Plan (ALUCP); or (2) overrule all or part of the ALUCP within 180 days of its adoption. If a city or county fails to take either action, the agency is required to submit all land use development proposals to the Airport Land Use Commission (ALUC) for consistency review until such time as the ALUC deems their general plan consistent with the ALUCP. The Fresno Council of Governments (COG) Airport Land Use Commission has completed ALUCPs for airports within its jurisdiction. The following are the most recently adopted plans for public airports in Fresno County.

- Coalinga Airport Land Use Plan
- Fresno County Airports Land Use Policy Plan
- Fresno-Chandler Executive Airport Land Use Plan
- Fresno Yosemite International Airport Airport Land Use Compatibility Plan
- Harris Ranch Land Use Plan
- Reedley Airport Land Use Plan
- Selma-Reedley-Firebaugh-Mendota Airports Land Use Plans
- Sierra Sky Park Land Use Plan

The ALUCP has the potential to constrain residential development, if deemed incompatible with the ALUCP. No incompatibility has been identified with existing General Plan land uses and none is anticipated in the future. Sites identified in the residential sites inventory are not constrained by the land use compatibility requirements of any ALUCP. As such, the ALUCP is not considered a significant constraint in Fresno County and is not addressed in Appendix 1.

Zoning for a Variety of Housing Types

State Housing Element law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for farmworkers and employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, group homes and residential care facilities, and second dwelling units.

Multifamily

Multifamily housing includes duplexes, apartments, condominiums, or townhomes, and is the primary source of affordable housing. Appendix 1 provides descriptions of the restrictions on multifamily housing units in each jurisdiction.

Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed or not feasible because of infrastructure constraints. California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction must allow manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Permanently sited manufactured homes built to the United States Department of Housing and Urban Development (HUD) Code are subject to the same rules as site-built homes, except architectural requirements concerning the manufactured home’s roof overhang, roofing materials, and siding materials.

The only two exceptions that local jurisdictions are allowed to make to the manufactured home siting provisions are if: (1) there is more than 10 years’ difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or (2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Appendix 1 provides descriptions of the allowances and restrictions on manufactured homes in each jurisdiction and whether the zoning ordinances in the jurisdictions comply with State law requirements for manufactured homes.

Farmworker Housing/Employee Housing Act

The Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. The California Department of Housing and Community Development (HCD) also indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone. In addition, in any zone where agriculture is permitted or allowed by a conditional use permit, employee housing containing up to 36 beds and 12 units must be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Appendix 1 provides an analysis of whether or not each jurisdiction complies with the Employee Housing Act.

Emergency Shelters

Emergency shelters are defined by the California Health and Safety Code (Section 50801) as:

Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay”

Senate Bill (SB) 2 (Government Code Section 65583) was enacted in 2008 to support the needs of the homeless by removing barriers to and increasing opportunities for development of emergency shelters. SB 2 requires every jurisdiction in California to identify a zone (or zones) where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. To address this requirement, a local government may amend an existing zoning district, establish a new zoning district, or establish an overlay zone. The zone(s) must provide sufficient opportunities for new emergency shelters to meet the homeless need identified in the analysis and must in any case accommodate at least one year-round emergency shelter. SB 2 requires that emergency shelters only be subject to those development and management standards that apply to residential or commercial use within the same zone, except the local government may apply certain objective standards, as follows:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based on demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Assembly Bill (AB) 2339 (Government Code Section 65583 (a)(4)) requires jurisdictions provide a calculation methodology for determining the sufficiency of sites available to accommodate emergency shelters in the identified zoning designation.

Appendix 1 analyzes each jurisdiction’s compliance with State law requirements for emergency shelters.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of low-barrier navigation centers be developed as a use by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should

incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Appendix 1 analyzes each jurisdiction's compliance with State law requirements for low-barrier navigation centers.

Transitional and Supportive Housing

Pursuant to Government Code Section 65583, transitional and supportive housing shall be treated as a residential use and allowed in all zones that allow residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

According to recent changes in State law, Government Code Sections 65650 and 65583 (AB 2162), states that the City must also allow 100 percent affordable projects that include 25 percent, or 12 units of supportive housing, by right where multi-unit and mixed-use development is permitted. The Housing Element includes an implementation program to comply with this new provision of State law. Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years).

The State defines transitional housing as:

“Transitional housing” shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Health and Safety Code Section 50675.14).

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special-needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments. The State defines supportive housing as:

“Supportive housing” shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Health and Safety Code Section 50675.2(h)).

The State defines the target population as:

“Target population” shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people (Health and Safety Code Section 53260(d)).

Appendix 1 analyzes compliance with State law requirements for transitional and supportive housing in each jurisdiction.

Single-Room Occupancy Units

Single-room occupancy (SRO) unit means a living or efficiency unit, as defined by California Health and Safety Code Section 17958.1, intended or designed to be used, as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. SRO units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. These units can also serve as an entry into the housing market for formerly homeless people. Appendix 1 provides descriptions of the allowances and restrictions for SRO units in each jurisdiction.

Group Homes/Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) and Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 sets out the rights and responsibilities of persons with developmental disabilities. A State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis must be considered a residential use that is permitted in all residential zones. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Appendix 1 provides descriptions of the restrictions on group homes in each jurisdiction.

Accessory Dwelling Units

Accessory dwelling units (ADUs), also called “second units” or “granny flats” are attached or detached residential dwellings that provide complete, independent living facilities for one or more persons. That is, they include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling and must be permitted ministerially subject to objective design standards (Government Code Section 65852.2).

Junior accessory dwelling units (JADUs) are ADUs of less than 500 square feet and must be permitted within the walls of the proposed or existing single-family dwelling. An existing bedroom or interior entry into the single-family home is not required for JADUs.

Appendix 1 analyzes compliance with State law requirements for ADU/JADUs in each jurisdiction.

On-/Off-Site Improvement Standards

On/off-site improvement standards establish infrastructure or site requirements to support new residential development, such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure public health and safety and that new housing meets the local jurisdiction’s development goals, the cost of these requirements can sometimes represent a significant share of the cost of producing new housing.

Appendix 1 describes specific site improvement standards for each jurisdiction. Although improvement requirements and development fees increase the cost of housing, jurisdictions have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

Fees and Exactions

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Local governments charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities, such as parks and infrastructure. Almost all of these fees are assessed based on the magnitude of a project’s impact or on the extent of the benefit that will be derived. Additional fees and/or time may be necessary for required environmental review, depending on the location and nature of a project.

In 2019, National Impact Fees Survey examined 37 jurisdictions in California. The study reports average impact fees of \$37,471 per single-family unit and \$21,703 per multifamily unit in California.

Appendix 1 provides an analysis of permit and processing and development impact fees in each jurisdiction. In addition to the fees shown in Appendix 1, jurisdictions in Fresno County are subject to two regional impact fees, including Regional Transportation Mitigation fees and San Joaquin Valley Air Pollution Control District fees.

Regional Transportation Mitigation Fees

In addition to local planning and development impact fees, Regional Transportation Mitigation Fees, shown in Table 5-2, are payable to the Fresno COG as a part of “Measure C,” approved by Fresno County voters in 2006. Jurisdictions have no control of these fees, which are paid to ensure that future development contributes toward the cost to mitigate cumulative, indirect regional transportation impacts. These fees are the same throughout the county and fund important improvements needed to maintain the transportation system.

Table 5-2 Fresno COG Transportation Impact Fee

Residential Developments (\$/Dwelling Unit)	Fee
Single-Family Dwelling (Market-Rate)	\$2,118
Single-Family Dwelling (Affordable)	\$1,059
Multifamily Dwelling (Market-Rate)	\$1,642
Multifamily Dwelling (Affordable)	\$821

Source: Fresno Council of Governments, 2020.

San Joaquin Valley Air Pollution Control District Fees

Fresno County is within the regulatory jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The air basin as a whole does not meet ambient air quality standards set at the state and federal levels and is within a “non-attainment” area for ozone, particulate matter with a diameter of 10 microns or less (PM₁₀; state), and particulate matter with a diameter of 2.5 microns or less (PM_{2.5}).

As a consequence of these conditions, the SJVAPCD has implemented an Indirect Source Review (ISR) process to reduce the impacts of growth in emissions from all new land development. An Air Impact Assessment (AIA) and potential mitigation fees are required for residential projects that contain 50 or more units and when there is a discretionary approval required. Fees are also exacted by the SJVAPCD to offset emissions created by typical operational sources. These fees can add hundreds of dollars to the cost of development. However, the cost is applied to all jurisdictions in the air basin and may be eliminated for a lesser number of units or reduced with additional mitigation measures.

Processing and Permit Procedures

Jurisdictions have various procedures that developers must follow for processing development entitlements and building permits. Processing times vary and depend on the size and complexity of the project. Appendix 1 provides more information on the processing and permit procedures in each jurisdiction.

Senate Bill 35

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing.

Appendix 1 analyzes each jurisdiction's compliance with State law requirements.

Senate Bill 330

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. Housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

Appendix 1 analyzes each jurisdiction's compliance with State law requirements.

Building Codes and Enforcement

Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

The California Building Standards Code, Title 24, serves as the basis for the design and construction of buildings in California. State law prohibits the imposition of additional building standards that are not necessitated by local geographic, climatic, or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to HCD and file an expressed finding that the change is needed. Appendix 1 provides more information on building codes and enforcement by jurisdiction.

Constraints on Housing for Persons with Disabilities

In accordance with SB 520 (Chapter 671, Statutes of 2001), jurisdictions must analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. Appendix 1 contains a detailed review of zoning laws, policies, and practices in each jurisdiction to ensure compliance with fair housing laws.

California Building Code

The 2019 California Building Code, Title 24 regulations, provide for accessibility for persons with disabilities. The Housing Element must identify the version of the Building Code adopted in each jurisdiction and whether or not a jurisdiction has adopted any amendments to the Code that might diminish the ability to accommodate persons with disabilities. Appendix 1 provides information on which

jurisdictions have adopted the 2019 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

There are a number of state and federal rules that govern the definition of family, including the Federal Fair Housing Amendments Act of 1988, the California Fair Housing and Employment Act, the California Supreme Court case *City of Santa Barbara v. Adamson* (1980), and the California Constitution privacy clauses. The laws surrounding the definition of family have a few primary purposes: to protect people with disabilities, to protect nontraditional families, and to protect privacy. According to HCD and Mental Health Advocacy Services, there are three major points to consider when writing a definition of family:

- Jurisdictions may not distinguish between related and unrelated individuals.
- The definition may not impose a numerical limit on the number of persons in a family.
- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

Appendix 1 analyzes whether or not the zoning ordinances in each jurisdiction contain restrictive definitions of “family.”

Zoning and Land Use Policies

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities. The Housing Element must analyze compliance with fair housing laws, provisions for group homes, and whether or not jurisdictions have adopted any minimum distance requirements or other zoning procedures or policies that would limit housing for persons with disabilities. Appendix 1 provides information on zoning and land use policies.

Reasonable Accommodation Procedure

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis. Appendix 1 provides information on reasonable accommodation policies and procedures in each jurisdiction.

NONGOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary nongovernmental constraints to the development of new housing are land costs, construction costs, and availability of financing. This section also discusses environmental constraints that might affect housing development in the region.

Land Costs

The cost of land can be a major impediment to the production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities. For example, available land parcels in downtown Fresno are small in size due to limited available land. The range is from \$375,000 to \$495,000, less than the high county average. This is often because sites are smaller and/or occupied by existing uses that generate revenue to property owners. As shown in Table 5-3 and Table 5-4, smaller sites (under 10 acres) have a smaller cost-per-acre in both the cities and unincorporated area.

As shown in Table 5-3, in August 2022, land was listed for more in the incorporated area. Excluding the City of Fresno, whose land costs are not reflective of the rest of the county, seven properties were listed for sale in the incorporated cities (three in Clovis, and one each in Kerman, Orange Cove, Parlier, and San Joaquin). The properties ranged in size from 1.7 acres for \$499,000 (\$297,024 per acre) to 20 acres for \$358,000 (\$17,900 per acre). The average list price per acre was \$282,686.

As shown in Table 5-4, in the unincorporated area (Auberry, Squaw Valley, Wonder Valley outside of Sanger), eight properties were listed for sale in August 2022. The properties ranged from 4.7 acres for \$80,000 (\$17,021 per acre) to 25 acres for \$199,000 (\$7,960 per acre). The average list price per acre was \$18,048.

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

Lot Size	Incorporated		
	Average Per-Acre Cost	Average Range Per-Acre Cost	Number of Listings
Less than 10 acres	\$383,601	\$40,379 – \$1,269,430	5
10 or more acres	\$30,398	\$17,900 – \$42,895	2
Average \$/acre	\$282,686	\$17,900 – \$1,256,410	7

Source: Redfin, August 2022.

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

Lot Size	Unincorporated		
	Average	Average Range	Number of Listings
Less than 10 acres	\$23,325	\$17,021 – \$36,853	5
10 or more acres	\$9,253	\$7,800 – \$12,000	3
Average \$/acre	\$18,048	\$7,800 – \$36,853	8

Source: Redfin, August 2022.

As shown in Table 5-5, in August 2022, land sold for less in the incorporated area. Excluding the City of Fresno, whose land costs are not reflective of the rest of the county, eight properties were sold in cities (two in Sanger, three in Clovis, one each in Selma, Coalinga, and Firebaugh). The properties ranged from 0.5 acres for \$135,000 (\$6 per acre) to 160.0 acres for \$1,559,396 (\$9,746 per acre). The average sale price per acre was \$67,582.

As shown in Table 5-6, in the unincorporated area, 13 properties were sold in August 2022, ranging from 4.1 acres for \$35,000 (\$8,495 per acre) to 54.3 acres for \$215,000 (\$3,959 per acre). The average cost per acre of all sold properties in Fresno County was \$13,907.

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

Lot Size	Incorporated		
	Average	Range	Number of Listings
Less than 10 acres	\$85,152	\$6–\$236,666	6
10 or more acres	\$14,873	\$9,746–\$20,000	2
Average \$/acre	\$67,582	\$6–\$236,666	8

Source: Redfin, August 2022.

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

Lot Size	Unincorporated		
	Average	Range	Number of Listings
Less than 10 acres	\$19,924	\$6,237 – \$44,291	8
10 or more acres	\$4,280	\$2,563 – \$5,338	5
Average \$/acre	\$13,907	\$2,563 – \$44,291	13

Source: Redfin, August 2022.

Construction Costs

Construction costs for a single-family home are approximately \$143 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home of good quality construction and including a two-car garage and forced-air heating and cooling in Fresno County. Estimated total construction costs for such a home are \$286,664. These construction costs include labor, materials, and equipment but do not include costs of buying land.¹

Costs for multifamily construction are approximately \$95 per square foot. This is based on costs calculated for a three-story building in Fresno County with 30 units and an average unit size of 800 square feet each. The calculation is for a wood or light steel frame structure, including forced-air heating and cooling and constructed of good-quality materials. The estimated total construction costs for each unit are \$71,736, and total construction costs for the building are \$2,294,428. These construction costs include labor, materials, and equipment but do not include costs of buying land.²

The availability and demand for materials, such as asphalt, roofing, and pipes, affect prices for these goods. Another major cost component of new housing is labor. The cost of labor in Fresno County is comparatively low because the area's cost of living is relatively low compared to other areas in California.. According to a 2020 study of project costs in TCAC project application budgets, construction worker compensation only represents 14 percent of the total per-unit cost for a multifamily project. White collar labor costs, including developer fees, contractor income, and architecture and engineering fees, represent a combined 19 percent of per-unit costs. While prevailing wage requirements do add to project costs, low construction worker wages can create negative externalities by requiring construction workers to enroll in public safety net programs such as Temporary Aid for Needy Families (TANF), Earned Income Tax Credit (EITC), and Supplemental Nutrition Assistance Program (SNAP). Additionally, construction workers not receiving adequate pay could experience the same challenges of housing cost burden that affordable housing programs seek to address. Therefore, there is a regional benefit in maintaining livable wages for construction workers. There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Because construction costs are similar across jurisdictions in Fresno County, the cost of construction is not considered a major constraint to housing production.

Dry Utilities

Dry utilities, including cable, electricity, and telephone service, are available to all areas in the city. There is sufficient capacity to meet the current need and any future need. Service providers for Fresno County are:

- Electricity: Pacific Gas and Electric Company (PG&E)

¹ 2022 National Building Cost Manual and 2022 15 zip code modifiers, Craftsman Book Company.

² 2022 National Building Cost Manual and 2022 15 zip code modifiers, Craftsman Book Company.

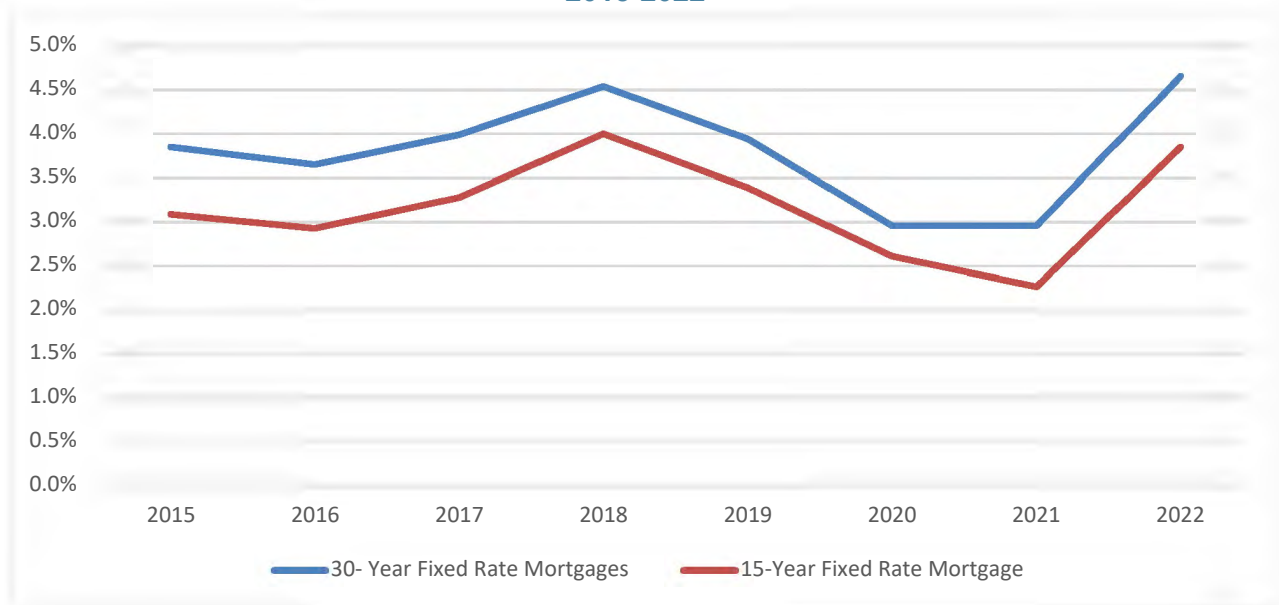
- Telephone:
 - Landline: Pacific Bell
 - Cellular: AT&T, Verizon, Sonic, and more
- Internet Service: AT&T, Verizon, Sonic, and Xfinity

Availability of Financing

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

As shown in Figure 5-1, the interest rate on a 30-year fixed-rate mortgage was an average of 3.85 percent in 2015. Interest rates hit a historic low in 2020 at 2.96 percent for a 30-year fixed-rate mortgage. As of August 2022, rates remain near average rates around 4.3 percent.

**FIGURE 5-1. HISTORICAL MORTGAGE INTEREST RATES, UNITED STATES
2015-2022**



Source: Freddie Mac Primary Mortgage Market Survey, August 2022.

Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, to extend homebuying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government-insured loan programs may be available to reduce mortgage down payment requirements.

Homebuyer assistance programs that provide mortgage assistance can be useful tools for helping lower-income residents with down payment and closing costs, which are often significant obstacles to homeownership. There are also areas of the county where housing is deteriorating. Residents in these areas are often unable to qualify for home improvement loans because of their low income. Housing rehabilitation programs can help these low-income residents with meeting their home improvement needs.

Environmental Constraints

Typical environmental constraints to the development of housing in Fresno County include physical features such as floodplains, sensitive biological habitat, and seismic zones. In many cases, development of these areas is constrained by state and federal laws (e.g., Federal Emergency Management Agency [FEMA] floodplain regulations, the Clean Water Act and the Endangered Species Act, and the California Fish and Game Code and Alquist-Priolo Earthquake Fault Zoning Act), Agricultural Mitigation, Sustainable Groundwater Management, and California Environmental Quality Act (CEQA) preparation timelines.

Floodplains

Official floodplain maps are maintained by FEMA. FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). The 100-year flood is defined as the flood event that has a 1 percent chance of occurring in any given year.

Principal flooding problems lie along the San Joaquin and Kings Rivers, smaller perennial streams in the Sierra Nevada foothills, and to areas in western Fresno County. This area includes the cities of Huron and Mendota that become flooded from streams flowing east from the Coast Range. Friant and Pine Flat Dams, upstream reservoirs, and stormwater detention/retention facilities operated by the Fresno-Clovis Metropolitan Flood Control District have minimized flooding problems in highly urbanized areas in the valley.

Development within a flood zone typically is required to be protected against flood damage. FEMA requires developers to obtain a flood zone elevation certificate when they apply for their permit. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that particular flood zone. The sites in the inventory must obtain a flood zone elevation certificate, which may increase the cost of a development but is necessary nation-wide to protect against flood risks.

Each sites inventory provides parcel-specific environmental constraints, including whether or not the site is within the FEMA 100-year flood zone. While residential development can certainly occur within these zones, it has the potential to add an additional constraint.

Seismic Zones

There are a number of active and potentially active faults within and adjacent to Fresno County. Two of the active faults in western Fresno County have been designated Alquist-Priolo Earthquake Hazard Zones. No structure for human occupancy may be built within an Earthquake Hazard Zone (EHZ) until geologic investigations demonstrate that the site is free of fault traces that are likely to rupture with surface displacement. Special development standards associated with Alquist-Priolo requirements would be necessary for development in those areas.

Although all development must consider earthquake hazards, there is no specific threat or hazard from seismic ground shaking to residential development within the county, and all new construction will comply with current local and State building codes. Between the minimal historical hazard of earthquakes in the county and the use of the most current building codes and construction techniques, earthquakes pose a less-than-significant danger to residential development.

Biological Resources

A large percentage of Fresno County is occupied by orchard-vineyard habitat that grows crops such as almonds, nectarines, figs, and table wine and raisin grapes. Cultivated vegetable, fruit, and grain crops are also grown on cropland in Fresno County and can consist of corn, cotton, or grapes in this part of the valley. Urban development occurs mostly in the valley floor and Sierra Nevada foothill regions.

Fresno County supports a large diversity of habitats for vegetation and wildlife in four generalized biotic regions. Approximately one-third of the county lies within land under federal jurisdiction. The United States Forest Service and National Park Service manage these lands for recreation, biology, wilderness, tourism, timber, and mining under guidelines, policies, and laws separate from local government. Areas that are outside of federal ownership and, therefore, most subject to development include the Coast Range, valley floor, and lower Sierra Nevada foothill biotic regions. Sensitive biological resources are associated with specific habitat types (natural habitat areas not intensively farmed, wetlands, riparian, vernal pools, etc.) or habitat elements such as specific soil types (clay, alkaline, serpentine). The western valley floor and Coast Range biotic regions, in particular, have special planning concerns because of the San Joaquin kit fox (*Vulpes macrotis mutica*), San Joaquin kangaroo rats (*Dipodomys nitratoide*s), and blunt-nosed leopard lizard (*Gambelia silus*). Regional habitat planning efforts can be used as the basis for addressing sensitive biological resources in the area.



HOUSING PLAN

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HOUSING PLAN

This eight-year housing plan sets forth a comprehensive strategy and program of actions to address housing issues identified within the participating jurisdictions in Fresno County. The first section contains the shared goals and policies that the County of Fresno and the cities of Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, and Selma will all strive to achieve. Appendix 1 contains the specific programs to be implemented by each of the jurisdictions over the eight-year planning period.

GOALS AND POLICIES

1. New Housing Development

Every jurisdiction in Fresno County must plan to accommodate its agreed upon fair share of the regional housing needs. As a region, the total housing needed over the 2023-2031 Regional Housing Needs Allocation (RHNA) projection period is 58,298 units. For the jurisdictions participating in the Multijurisdictional Housing Element, the total RHNA is 49,321 units. This includes 12,666 very low-income units, 7,595 low-income units, 7,599 moderate-income units, and 21,462 above moderate-income units. This housing element reflects the shared responsibility among the cities and the unincorporated County to accommodate the housing needs of all economic segments of the community.

Goal 1	Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.
Policy 1.1	Provide adequate sites for new housing development through appropriate planned land use designations, zoning, and development standards to accommodate the regional housing needs for the 2023-2031 planning period.
Policy 1.2	Facilitate development of new housing for all economic segments of the community, including extremely low, very low-, low-, moderate-, and above moderate-income households.
Policy 1.3	Continue to direct new growth to urban areas in order to protect natural resources.
Policy 1.4	Promote balanced and orderly growth to minimize unnecessary development costs adding to the cost of housing.
Policy 1.5	Encourage infill housing development on vacant, by-passed, and underutilized lots within existing developed areas where essential public infrastructure is available.
Policy 1.6	Promote development of higher-density housing, mixed-use, and transit-oriented development in areas located along major transportation corridors and transit routes and served by the necessary infrastructure.

- Policy 1.7** Ensure the adequate provision of water, sewer, storm drainage, roads, public facilities, and other infrastructure necessary to serve new housing.
- Policy 1.8** Approve new housing in accordance with design standards that will ensure the safety, quality, integrity, and attractiveness of each housing unit.
- Policy 1.9** Encourage development around employment centers that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.
- Policy 1.10** Encourage developers and contractors to evaluate hiring local labor, hiring from, or contributing to apprenticeship programs, increasing resources for labor compliance and providing living wages.

2. Affordable Housing

The shortage of affordable housing is an issue facing most communities in California. In Fresno County, nearly half of all households are considered “cost burdened,” paying more than 30 percent of their income on housing costs. For lower-income households, this rate is even higher – nearly three-quarters of lower-income households are cost-burdened. Building affordable housing has become even more challenging after the State eliminated redevelopment agencies, depriving jurisdictions of the largest source of local funding for affordable housing. At the same time, State and Federal funding for affordable housing has also been reduced. While the region faces many challenges in meeting their housing needs for lower-income residents, there are several actions jurisdictions can take to facilitate affordable housing.

Goal 2 Encourage and facilitate the development of affordable housing.

- Policy 2.1** Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.
- Policy 2.2** Continue to support the efforts of the Fresno Housing Authority in its administration of Section 8 certificates and vouchers, and the development of affordable housing throughout the County.
- Policy 2.3** Encourage development of affordable housing through the use of development incentives, such as the Density Bonus Ordinance, fee waivers or deferrals, and expedited processing.
- Policy 2.4** Provide technical and financial assistance, where feasible, to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State financing.
- Policy 2.5** Pursue grant funding to subsidize the development of affordable housing for low- and very low and extremely low income households through new construction, acquisition, and/or rehabilitation.
- Policy 2.6** Encourage the development of second dwelling units to provide additional affordable housing opportunities.

- Policy 2.7** Work to ensure that local policies and standards do not act to constrain the production of affordable housing units.
- Policy 2.8** Expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.
- Policy 2.9** Encourage sweat equity programs as a means for increasing homeownership opportunities for lower-income residents.

3. Housing and Neighborhood Conservation

The existing affordable housing stock is a valuable resource and conserving and improving the existing affordable housing stock is a cost-effective way to address lower-income housing needs. Actions are needed to monitor the status of these units and work with non-profits and the private sector to preserve affordable housing. In addition, improvements are needed to maintain existing ownership housing and the quality of residential neighborhoods.

Goal 3 **Improve and maintain the quality of housing and residential neighborhoods.**

- Policy 3.1** Preserve the character, scale, and quality of established residential neighborhoods by protecting them from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- Policy 3.2** Assist low income homeowners and owners of affordable rental properties in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.
- Policy 3.3** Continue code enforcement efforts to work with property owners to preserve the existing housing stock.
- Policy 3.4** Encourage and facilitate the improvement or replacement of unsafe, substandard dwellings that cannot be economically repaired.
- Policy 3.5** Invest in public service facilities (streets, curb, gutter, drainage and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.
- Policy 3.6** Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

4. Special Needs Housing

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. Special needs groups include persons experiencing homelessness; single-parent households; seniors; persons with disabilities including developmental disabilities; farmworkers; and large households.

- Goal 4** **Provide a range of housing types and services to meet the needs of individuals and households with special needs.**
- Policy 4.1** Encourage public and private entity involvement early and often through the design, construction, and rehabilitation of housing that incorporates facilities and services for households with special needs.
- Policy 4.2** Assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations such as the senior and persons with disabilities.
- Policy 4.3** Support the use of available Federal, State, and local resources to provide and enhance housing opportunities for farm workers.
- Policy 4.4** Encourage development of affordable housing units to accommodate large households (three and four bedroom).
- Policy 4.5** Ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.
- Policy 4.6** Working in partnership with the other jurisdictions and the private/non-profit sectors in Fresno County, facilitate the provision of housing and services for persons experiencing homelessness and those at-risk of becoming homeless.

5. Fair and Equal Housing Opportunities

Federal and State laws ensure all persons, regardless of their status, have equal opportunities to rent or purchase housing without discrimination. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive program.

- Goal 5** **Affirmatively Furthering Fair Housing (Government Code Section (65583(C)(C)(5) & (10) by securing safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other factors.**
- Policy 5.1** Collaborate with state and federal agencies and local fair housing agencies to enforce fair housing laws addressing discrimination in the building, financing, selling or renting of housing based on race, religion, family status, national origin, disability, or other protected class.
- Policy 5.2** Collaborate with local and regional agencies to provide multilingual fair housing education services and regional efforts to affirmatively further fair housing.
- Policy 5.3** Work with federal, state, local and private entities to identify funding, financing and assistance programs throughout the planning period.

6. Energy Conservation and Sustainable Development

High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. While new construction can help achieve energy conservation goals, more than half of the housing stock in the region was built before California's energy code was adopted in the 1980s. Consequently, the existing building stock offers considerable opportunity for cost-effective energy efficiency retrofits to decrease energy consumption.

Goal 6 Encourage energy efficiency in all new and existing housing.

Policy 6.1 Encourage the use of energy conserving techniques in the siting and design of new housing.

Policy 6.2 Actively implement and enforce all State energy conservation requirements for new residential construction.

Policy 6.3 Promote public awareness of the need for energy conservation.



A Regional Plan for Addressing Housing Needs

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



APPENDIX 1A: COUNTY OF FRESNO

Fresno Multi-Jurisdictional 2023-2031 Housing Element

Public Hearing Draft - June 2025



A Regional Plan for Addressing Housing Needs

Fresno County • Coalinga • Firebaugh • Fowler • Fresno City • Huron • Kerman
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APPENDIX 1A: COUNTY OF FRESNO

Fresno Multi-Jurisdictional 2023-2031 Housing Element

Public Hearing Draft - June 2025



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APPENDIX 1A: COUNTY OF FRESNO

SECTION 1A-0: SUMMARY OF NEEDS AND CONDITIONS

Housing Needs Assessment

As part of the Housing Element, the County prepared a detailed Housing Needs Assessment (Section 2) analyzing the demographics in its unincorporated county areas. The Needs Assessment identified a number of trends that informed the goals and policies of the updated Housing Element, including:

- The unincorporated county population declined 0.2% annually on average between 2000 and 2022, while the countywide average annual growth rate was 2%. The number of households in the unincorporated county also experienced an annual decline of 0.2% between 2010 and 2020, while the countywide average annual growth rate for households was 0.7%. One of the main reasons for the slight decline in population and households is annexations.
- For those residents over the age of 4, approximately equal shares of residents in unincorporated communities are either school-age students (ages 5 to 17, 25.7% of residents), young adults (ages 25 to 44, 24.3% of residents), or middle-aged adults (ages 45 to 64 years, 21.5%). Those aged 65 or over represent 16.6% and those aged 18 to 24 represent 8.4%.
- Approximately half of residents in the unincorporated county, 50.3%, identified as Hispanic or Latino of any race.
- The median household income in the unincorporated county in 2020 was \$62,571, higher than the countywide median income of \$57,109.
- The most common industry of employment in the unincorporated county was educational services, health care, or social services (22.3% of employed residents).
- More than two-thirds of households (68.9%) in the unincorporated county were homeowners as of 2020.
- Unincorporated communities in Fresno County had the highest vacancy rate in the county in 2022 at 12.2% across all housing units, regardless of tenure. This was a slight decrease from its 2010 vacancy rate of 13.7%.
- Unincorporated communities had the highest rate of older housing stock as compared to the cities in Fresno County. More than three-quarters of all housing units in these communities (78.8%) were built more than 30 years ago, and 47.4% were built more than 50 years ago. Countywide, rates of housing stock in similar age ranges were 64.5% and 32.9%, respectively. Based on a 2023 windshield survey, out of the roughly 61,000 units across the entire unincorporated county, between 2,800 and 4,500 units are in need of some level of rehabilitation assistance, with roughly half of those in need of minor assistance and the other half in need of more substantial assistance.

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- The unincorporated county experienced the lowest rate of households overpaying for housing in 2018, with 29.1% of all households overpaying for housing compared to 37.8% across the county. The number of lower-income households overpaying for housing was also lower in the unincorporated county (30.3% compared to 70.6% countywide).
- The unincorporated county had a comparable rate of household overcrowding and severe overcrowding compared to the county as a whole among both renters and homeowners.
- The unincorporated county had a similar rate of large households, those with five or more members, compared to the county as a whole (18.4% of households in the unincorporated county compared to 18.1% countywide).
- Between 2021 and 2022, the average sale price of a home in some unincorporated county communities changed significantly. Note, however, that some areas contained a small number of listings and sales, which could create the impression of large swings in home prices when overall patterns remain similar. Additionally, interest rates were increased starting in 2022, which applied downward pressure on pricing. The direction of the change was not consistent across all areas:
 - Average home prices in Friant, and Prather decreased by 32.9%, and 26.9%, respectively, while prices increased substantially in some communities like Caruthers (62.3%).
 - Average sale prices rose 15.4% in the county as a whole during the same period.
- In 2020, the percentage of the unincorporated county's population that was aged 65 or older was higher than in the county as a whole (16.8% of the unincorporated county compared to 12% countywide). The majority (85.2%) of the unincorporated county's senior households were homeowner households.
- Over one-third of seniors in the unincorporated county (37.1%) had a disability.
- The percentage of households in the unincorporated county with single female heads of household was lower than the countywide rate (3.3% in the unincorporated county compared to 7.3% countywide), the lowest rate of this household type in the county. Additionally, 28.3% of female-headed households in the unincorporated county were living under the poverty level, which is less than across the county as a whole (34%).
- The unincorporated county had a higher rate of residents with disabilities than the county as a whole (13.6% compared to 12.9% countywide). Ambulatory difficulties were the most commonly reported disability.
- Estimates from the 2023 Point-in-Time count suggest that 141 persons in the unincorporated county may have been experiencing homelessness.

- Of the 58,762 year-round and seasonal farmworkers across the county in 2017, 37,819 workers (64.3%) worked 150 days or more each year, and 35.7% worked less than 150 days per year. An estimated 13.6% of the unincorporated county's employed population worked in agriculture, higher than the countywide rate (8.8%).
- Extremely low-income residents (those earning 30% or less of median income) made up 8.9% of the total households in the unincorporated county. Of those, 62.6% were renter households, and 37.4% were owner-occupied households.

Analysis of Needs and Resources to Meet the Needs

The unincorporated county's population has seen a decrease of 5,559 persons from 2000 to 2022. The decline in population since 2000 is a unique trend that may reflect annexations and households moving to incorporated cities where services and resources are more readily accessible. The population of the unincorporated county has a racial and ethnic distribution of White and Hispanic with a high presence of school age, young adults and middle-aged adults (77.0%). Typically, these age groups generate households that need multi-family options, homes with two or three bedrooms, and ownership opportunities. Median home values increased much faster than inflation rates between 2000 and 2010 (\$154,651 to 257,000), but increased well below inflation rates between 2010 and 2020 (\$257,000 to \$271,000). Housing values, however, can vary substantially across the various unincorporated communities, with homes in places like Shaver Lake continuously selling at very high prices while other places like Biola and Caruthers still representing relatively affordable prices. Housing prices during the COVID Pandemic surged throughout California and the nation as new households and those looking to move competed in a housing market that yielded very little new construction. The recent (2023) increase in interest rates decreased housing prices, though long-term affordability is little improved.

Lower-income households typically require assistance through County, state, or federal homebuyers' programs to purchase a home. For example, a down payment assistance loan program can help a household that can afford monthly mortgage payments and other housing related costs but due to their limited income, has difficulty saving enough money for a down payment. In response to this need, the County has included the following programs to increase housing mobility for lower income households: Program 25 to connect 40 prospective homebuyers with the County's Homebuyer Assistance Program and Program 33 which will encourage the construction of duplex, triplex, and fourplex housing to diversify the housing stock in predominantly single-family homes areas.

Households with extremely low incomes have a variety of housing situations and needs. This population includes persons who are homeless, persons with disabilities, farmworkers, college students, single parents, seniors living on fixed incomes, and the long-term unemployed. Some extremely low-income individuals and households are homeless. As noted previously, this population also includes part-time employees. For some extremely low-income residents, housing may not be an issue—for example, domestic workers and students may live in in-law units at low (or no) rents. Other extremely low-income residents spend a substantial amount of their monthly incomes on housing or may alternate between homelessness and

temporary living arrangements with friends and relatives. Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or exacerbated by a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions and also face the risk of displacement. Some extremely low-income households could have members with mental or other disabilities and special needs.

In 2018, 8.9% of households were extremely low-income in the unincorporated county compared to 13.3% countywide. Of the 8.9% of households, of which a little under two-thirds were renter households and a little over one-third were owner households. This indicates a greater need for rental housing to support extremely low-income households. Furthermore, extremely lower-income households are overpaying for housing a much higher rate (58.6%) compared to all lower-income households (30.3%), as of 2018. Overall, 29.1% of households in the unincorporated county are overpaying for housing (2018). Given the significantly higher rates of overpayment among extremely low-income households, there is a great need for financial support and affordable units to meet the needs of this population.

However, there are 4,625 extremely low-income households in the unincorporated county, and the total RHNA for extremely low-income units for this Housing Element was 353. There will still be unmet need for extremely low-income households even if the County meets its quantified objectives for this Housing Element cycle. Therefore, the County has included programs to construct, rehabilitate, and conserve affordable housing for extremely low-, very low-, and low-income households. These programs overlap and therefore identify multiple strategies to achieve the RHNA, some of which are planned to continue beyond this Housing Element cycle. For instance, the County has included Program 17 to incentivize and support construction of one affordable multi-family housing development in the unincorporated county, Program 18 to incentivize and encourage construction of units specifically targeting extremely low-income households, and Program 26 to increase the availability of information and access to Section 8 rental assistance and units. Other key resources such as Section 8 rental assistance, the Central California Food Bank, Emergency Shelter Grant Program, Rural Development Loans and Grants, and Rental Rehabilitation Program can assist extremely low-income households with providing essential social services, prevent homelessness, and connect individuals with affordable housing. Additional resources to fund affordable housing activities are described in the Regional Multijurisdictional Housing Element in Section 4, Opportunities for Residential Development in the subsection called Financial and Administrative Resources.

It is estimated that approximately 141 residents in the unincorporated county were unsheltered in 2022, representing 23.3% of the total sheltered and unsheltered homeless population (605) within Fresno County but outside of the City of Fresno. This 141 figure is an increase of 74 individuals from the 2014 PIT count where 67 individuals were identified. Several services are available to homeless residents locally and in the region, including those provided by Catholic Social Services, Emergency Housing Center (Plaza Terrace),

Evangel Home, Inc., United Way, Fresno Rescue Mission, and Marjaree Mason Center. A comprehensive list and description of resources is included in the Regional Multijurisdictional Housing Element in Section 2, Regional Housing Needs Assessment in the subsection called Homeless. The County has included Program 3: Collaborative Effort to Reduce Homelessness, Program 4: Homeless/Unhoused Needs, Program 6: Permanent Supportive Housing, Program 7: Room and Board Support and Technical Assistance, Program 8: Housing Navigation and Linkage Services, Program 9: Scattered Sites Master Leasing Housing, Program 10: Housing Coordination and Consultation, Program 11: Recovery Housing, and Program 12: Youth Homeless Prevention.

Given the significant size of the farmworker population in the unincorporated county, the housing needs for this group are significant. In 2020, 13.6% of the population was employed in agriculture, which has decreased since 2010 by 3.1%. Looking at the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Fresno County has decreased slightly from 2002 to 2017, decreasing from 18,751 farmworkers to 16,876 farmworkers. To prioritize housing for farmworkers, the County has included Program 35 to support funding for farmworker housing through incentives to housing developers including the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, for HCD and USDA Rural Development loans and facilitate a new affordable housing development in areas of concentrated need for farmworkers in the unincorporated county or a city that participates in the County's CDBG/HOME Joint Powers Agreement and to facilitate the rehabilitation and preservation of existing farmworker housing.

Looking closer at special needs groups within the unincorporated county, large households did not see a change from 2010 decreasing. On the other hand, female-headed households has seen a 5.2% to a 3.3% decrease. Overall, seniors and persons with disabilities all saw anywhere from 0.6% to 2.3% increase. While the need may not be as high as it was in previous years, the need is still there. To address the needs of special needs groups in the unincorporated county the County has included Program 13: Seniors/Persons with Disabilities, Program 17: Affordable Housing Incentives, Program 18: Extremely Low-Income Households, and Program 33: Improving Housing Options.

Unincorporated county residents were primarily employed in health and educational services (22.3% of jobs), agricultural (13.6% of jobs), and retail trade (10.8% of jobs), which is consistent with data from 2011. This shows a consistent trend within the employment industry for over ten years. Unemployment in unincorporated county has decreased from 9.7% in 2014 to 5.3% in 2022.

The unit composition of unincorporated county's housing stock has remained relatively consistent since 2010, with the predominant housing type being single-family detached units comprising 82.7% of the housing stock in 2010 and 82.9% in 2020. Multifamily units represent 5.4% of the housing stock, which has only seen a slight 0.7% decrease from 2010 to 2020. Owner-occupied households account for 68.9% of households in the unincorporated county with renter-occupied households representing the balance (31.1%). A windshield survey conducted in 2023 indicated that between 2,800 and 4,500 units across the entire unincorporated county (4.5% to 7.4%) may be in need of some level of rehabilitation assistance.

Program 23: Fresno County Rehabilitation Program will expand access to financial resources and provide direct rehabilitation assistance across the unincorporated county. Additional resources to assist with home rehabilitation are listed in the Regional Multijurisdictional Housing Element in Section 4, Opportunities for Residential Development in the subsection called Financial and Administrative Resources.

Housing Constraints

While the County has made extensive efforts to encourage development of affordable and market-rate housing, there are many governmental and nongovernmental constraints that can make housing development more difficult. Governmental constraints are typically rules that apply to all development and are intended to meet other community interests. Below is a summary of typical constraints that have been removed or were not considered constraints based on the County's standards, procedures, and policies.

- The County is undertaking a General Plan Review and Revision Process and update of the Zoning Ordinance to achieve consistency between the General Plan and Zoning Ordinance.
- The update of the Zoning Ordinance included changes to bring the ordinance in line with state law, such as: changes to permit employee housing, low barrier navigation centers, transitional and supportive housing, and accessory dwelling units (ADUs).
- In 2018, the County Board of Supervisors voted to suspend Public Facilities Impact Fees, though fees paid to community services districts, regional agencies, and school districts must still be paid.
- Current standards for off-site improvements are not considered a barrier to development, and the County does not require improvements other than those deemed necessary to maintain the public health, safety, and welfare.
- The County's project application review process and timeline are not a constraint for processing multiple-dwelling unit projects and housing affordable to low-income residents.
- The County's Reasonable Accommodation procedure does not present a barrier to development or to the provision of housing for persons with disabilities.

Nongovernmental constraints include challenges such as: water access, the desire of some property owners and agricultural businesses to preserve land for agricultural use, the availability of private financing, and the increasing cost of land in the county and across the region. A number of the goals and policies in the Housing Element are aimed at eliminating or lessening constraints to the development of housing.

Housing Resources

A major component of the Housing Element is an analysis of sites that are available for the development of housing to meet the unincorporated county's Regional Housing Needs Allocation (RHNA). The Housing Element identifies sites in Fresno County where zoning is in place to allow for housing development, including higher-density housing (20+ units per acre) that is suitable for affordable housing development.

- Fresno County has identified sufficient development projects that are already in the review process and vacant housing sites to meet its lower, moderate- and above-moderate housing allocation.
- The County provides several programs designed to help residents purchase or maintain affordable and market-rate housing. These include the Housing Assistance Rehabilitation Program (HARP), Homebuyer Assistance Program (HAP), and Rental Rehabilitation Program (RRP).
- The County will expand the variety of more affordable housing options beyond the conventional single-family detached home by promoting the development of ADUs in the unincorporated county and by amending the Zoning Ordinance to permit duplex, triplex, and fourplex dwellings in communities with appropriate infrastructure during its update of Community Plans.

SECTION 1A-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 15 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources. The following efforts shall be made to further regional collaboration:

- The County of Fresno Public Works and Planning Department (PWP) shall assist the Fresno Council of Governments (FCOG) in coordinating Countywide Sixth-Cycle Housing Element Working Group.
- The Housing Element Working Group (HEWG) shall meet at least annually to evaluate successes in the implementation of programs and to identify gaps and additional needs.
- PWP shall continue to participate in Countywide collaboration efforts on housing program implementation and regional issues including: disadvantaged communities (SB 244 and SB 1000), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The HEWG shall meet periodically with the Fair Housing Council of Central California to discuss fair housing issues and opportunities for education.
- The HEWG shall advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements.
- PWP shall continue to seek partnerships with other jurisdictions in the region and other agencies such as: the Fresno County Housing Authority, housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.
- The County shall coordinate with other jurisdictions to develop a multilingual directory of housing services and resources available in the region for lower-income households. The directory will include a chapter detailing housing services and resources that are available to farmworkers. The County shall also coordinate with the other jurisdictions to review and update the directory periodically. The directory will be available on the websites and offices of the County and participating jurisdictions, including the creation of a Quick Response (QR) Code for easy access to the document, and shared with community-based organizations. The directory will complement or be incorporated into the 211 Helpline produced by the United Way, the County of Fresno, and other agencies and organizations.
- To assist in the implementation of the Housing Element, the County shall work in collaboration with the Fresno County Housing and Community Development Citizen Advisory Committee (CAC), a

standing committee appointed by the Board of Supervisors that is comprised of residents representing various communities throughout Fresno County. Currently 10 of the 19 required communities/areas are identified as disadvantaged unincorporated communities and a community-based organization (CBO) can apply to represent a community. County staff shall annually attend a CAC meeting to provide information on the most recently adopted General Plan Annual Performance Report (APR) and the implementation of the Housing Element. Additionally, the CAC shall incorporate a public comment item specifically to receive input on housing needs at all CAC meetings and shall make the meetings available virtually when possible.

Financing	General Fund
Time Frame	Continue to meet with the Housing Element Working Group once per year; meet with HCD annually. Develop a directory of services and resources by December 2025; update annually as needed and incorporate/connect into United Way 211 Helpline Attend CAC meeting on an annual basis
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Convene Housing Element Working Group annually; annually meet with HCD; develop a directory of housing services and resources by December 2025 County staff shall annually attend a CAC meeting to provide information on the most recently accepted General Plan Annual Performance Report (APR) and the implementation of the Housing Element
Relevant HE Policies	1.3–1.6, 2.1, 4.2, 4.6, 5.2

Program 2: Review Annexation Standards in Memorandum of Understanding

Since 2017, Fresno County has worked to extend or negotiate a memorandum of understanding (MOU) with each of the 15 cities in Fresno County. Currently, all jurisdictions in Fresno County have an extended or new MOU with the exception of the City of Firebaugh whose MOU does not expire until 2026.. The City-County MOU addresses property and sales tax revenue sharing, directing growth to the City consistent with the County’s General Plan, promotion of economic development in form of streamlined annexation standards for meeting respective RHNA obligations and industrial and regional commercial uses, mutual collection of development impact fees, and compliance with City development standards when the County approves development with the City’s SOI.

The City-County MOU requires that between 25% and 50% of proposed annexation areas, depending on jurisdiction, have an approved land use entitlement (tentative subdivision map for residential or approved land use application for non-residential). While cities can take certain steps to “prezone” land in advance of annexation, annexation of land into city limits is generally driven by requests from private developers.

During the Housing Element planning period, the County of Fresno shall complete the extension of the last pending MOU. Fresno County shall continue to engage the cities to work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the City-County MOU to facilitate further growth. Either as part of the City-County MOU, or separately, the County shall also coordinate with all 15 cities regarding the appropriate transfer of RHNA credit and RHNA responsibility associated with land to be annexed, particularly any sites identified in the County’s sites inventory to accommodate lower- or moderate-income RHNA.

Financing	General Fund
Timeframe	Meet with all participating jurisdictions by December 2026 to review MOU standards, and update by December 2027 if changes are needed
Implementation Responsibility	Department of Public Works and Planning; County Administration Office
Quantified Objective	Extend MOUs as necessary and incorporate RHNA transfer agreements into MOUs during the planning period
Relevant HE Policies	1.1–1.6

Emergency, Supportive, and Transitional Housing

Program 3: Collaborative Effort to Reduce Homelessness

The County of Fresno, through the Department of Social Services and the Department of Behavioral Health, has representation in the Fresno Madera Continuum of Care (FMCoC). All participating agencies, through joint efforts, seek to reduce homelessness in the County by:

- Actively participating in FMCoC meetings and subcommittees as well as facilitating meetings and planning efforts for funding and services.
- Partnering with the FMCoC in submitting joint Homeless Housing, Assistance and Prevention (HHAP) Grants (or other funds as they become available) to meet the needs of the community and address potential gaps in services for all populations experiencing homelessness.
- Holding annual trainings for providers on how to connect their clients to mainstream benefits.
- Building and enhancing relationships with various organizations and agencies such as health providers and housing developers.
- Continuing to participate in the Built for Zero campaign, focused on ending chronic and veteran homelessness.

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Financing	Homeless Housing, Assistance, and Prevention (HHAP), US Dept of Housing & Urban Development (HUD), and Emergency Solutions Grant (ESG)
Time Frame	Ongoing
Implementation Responsibility	Department of Social Services; Department of Behavioral Health (in collaboration with other participating Fresno County departments)
Quantified Objective	Strive to reduce the number of unsheltered homeless by 10% countywide during the planning period, as compared to the 2023 Point-in-Time (PIT) count
Relevant HE Policies	4.6

Program 4: Homeless/Unhoused Needs

The County shall coordinate with FMCoC and other agencies in completing the Point-in-Time (PIT) count and developing programs aimed at providing homeless services. As a part of this coordination, the County shall:

- Identify community residents and local community-based organizations to participate in the PIT count to focus on including additional rural unincorporated communities.
- Meet with interested community-based organizations and partners prior to each January PIT count to identify strategies to recruit volunteers and conduct a local count, with special attention given to conducting counts in unincorporated communities.
- Monitor the needs and demographic composition of the unhoused population to identify how to target resources. Provide education on financial assistance and program availability.
- Support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services.

The County shall also continue to convene the Homeless Encampment Response Workgroup (HERW) or similar group. As part of this Workgroup, the County shall:

- Coordinate internally and with local street outreach service providers to assess and triage homeless encampment response.
- Coordinate with other jurisdictions to address and resolve homeless encampments that impact multiple jurisdictions.
- Dispatch street outreach teams to engage with unhoused individuals residing in homeless encampments to offer services and provide linkages to community resources.
- Resolve homeless encampments to address health and safety concerns and reduce the impact to the surrounding community.

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Financing	PIT: In-kind donations (primarily from FMCoC member agencies) HERW: General Fund, American Rescue Plan Act (ARPA), Mental Health Services Act (MHSA), Providing Access and Transforming Health (PATH), Homeless Housing, Assistance and Prevention (HHAP)
Time Frame	PIT: Biannually reach out to potential partners and hold strategy meetings prior to scheduled Point-in-Time counts Convene HERW meetings on a monthly basis; triage homeless encampment reports and dispatch street outreach teams, and resolve homeless encampments as needed
Implementation Responsibility	PIT: County Administrative Office; Department of Public Works and Planning; Department of Social Services HERW: County Administrative Office, Sheriff's Office, County Counsel, Environmental Health, Public Works and Planning, Behavioral Health, Social Services, and Internal Services
Quantified Objective	PIT: Assist FMCoC in conducting PIT count with a focus on identifying unhoused individuals and families in unincorporated communities; conduct counts in two additional communities that have not historically been included in the count HERW: Triage 100% of reports of homeless encampments submitted to the Workgroup; meet monthly to prioritize and collaborate on the homeless encampment resolution process
Relevant HE Policies	4.6

Program 5: Access and Transforming Health

The County shall engage in outreach to provide housing support services to enable individuals to live in their communities and avoid homelessness, hospitalization and/or jail detention. The County shall contact individuals frequently, either where they live or are most comfortable, to ensure they have access to services. The County shall provide directly or provide access to the following types of services and resources: transportation, clothing, food, hygiene, education, physical and mental health assessments, behavioral and physical health care, financial, educational, vocational, rehabilitative, and other needed community services as they relate to meeting the person's mental health and housing needs.

Financing	Medi-Cal Federal Financial Participation, Mental Health Services Act Prevention and Early Intervention Fund, Crisis Care Mobile Unit Grant, American Rescue Plan Act (ARPA)
Time Frame	FY 2023-24 and on an annual basis
Implementation Responsibility	Department of Behavioral Health

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Quantified Objective	Provide outreach, engagement, and linkage services to 350 individuals per year who experience homelessness and enroll 200 individuals per year into the Projects for Assistance in Transition from Homelessness (PATH) program and the Homeless Management Information System (HMIS) Work in collaboration with organizations such as “All 4 Youth” Wellness Centers in the communities of Riverdale, Biola, Easton (Orange Center) and Raisin City
Relevant HE Policies	4.6
Relevant EJ Policies¹	EJ-C.1 Local Healthcare Access

Note 1: The environmental justice policies referenced are from the 2024 General Plan.

Program 6: Permanent Supportive Housing

The Department of Behavioral Health shall seek funding for permanent supportive housing inventory administered by the Department of Behavioral Health (DBH). Once funding is received, the County shall partner with development partners to build and maintain properties and provide property management services. The County also provides housing supportive services through contracted providers and the DBH Housing Access and Resource Team (HART).

Financing	Medi-Cal Federal Financial Participation, Mental Health Services Act Community Services and Support Fund California Department of Housing & Community Development (HCD) No Place Like Home Realignment Fund
Time Frame	Beginning in 2024, apply for funding when available
Implementation Responsibility	Department of Behavioral Health
Quantified Objective	Construct 75 permanent supportive housing units across the incorporated and unincorporated county in locations that are close to supportive services during the planning period
Relevant HE Policies	2.1, 4.1, 4.6

Program 7: Room and Board Support and Technical Assistance

Access to quality housing is one of the most effective ways to encourage recovery and help those that suffer from mental illness or other disabilities to live a full and meaningful life. The County shall continue to partner with the Independent Living Association (ILA) to provide technical assistance and improve the quality of room and board housing throughout the County. ILA facilitates the placement of ongoing residence of individuals with disabilities and others who may benefit from a shared living environment into privately owned or operated homes or complexes. The tenants are able to live independently but are often on a fixed income and can have difficulty finding stable and affordable housing. ILA focuses on tenants

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that do not need supervision or care from their landlord, which means the homes or complexes do not require a license to operate.

Financing	Mental Health Services Act Prevention and Early Intervention Fund
Time Frame	Ongoing
Implementation Responsibility	Department of Behavioral Health
Quantified Objective	Support ILA in improving 50 independent living units to acceptable standards during the planning period; annually educate 20 individuals regarding ILA services
Relevant HE Policies	2.1, 4.1, 4.2, 4.6

Program 8: Housing Navigation and Linkage Services

The County shall continue to participate in the Multi-Agency Access Point (MAP) program to assist individuals with access and linkage to services. These services include assistance with mental health, substance use, housing, social services, primary care, utilities, and food. The MAP collaborative will operate in Fresno Metro and Rural communities to provide individualized screening by navigators to document and understand clients' individual needs and motivation to be linked to services. Navigators will develop a service linkage plan and monitor success in connecting to assessments and services identified in the screening. MAP point navigators will assist clients in obtaining necessary documents such as: identification cards; social security cards; birth certificates; immigration related documents that are needed to link to appropriate services such as public benefits, housing and/or health insurance enrollment; and additional resources such as transportation, food, and any immediate medical resources.

Financing	Mental Health Services Act Community Services and Support Fund
Time Frame	Ongoing on an annual basis.
Implementation Responsibility	Department of Behavioral Health
Quantified Objective	Provide MAP services to 1,000 new individuals annually with linkages completed for 60% (600) of clients each year
Relevant HE Policies	4.6

Program 9: Scattered Site Master Leasing Housing

The County operates various units across the entire county for use as transitional housing leading up to permanent housing for individuals with serious mental illness that are experiencing homelessness or are at

risk of homelessness. The County contracts with RH Community Builders to provide full-service property management.

Financing	Mental Health Services Act Community Services and Support Fund
Time Frame	FY 2024-25
Implementation Responsibility	Department of Behavioral Health
Quantified Objective	Increase the number of leased housing units from 68 to 75 by signing new contract with vendor, upon approval by Department of Behavioral Health Leadership and the Board of Supervisors
Relevant HE Policies	2.1, 4.1, 4.6

Program 10: Housing Coordination and Consultation

The Housing Access and Resource Team (HART) provides coordination and consultation related to housing for programs administered by the Department of Behavioral Health. Functions of the HART include review of housing inquiries submitted by treatment teams to determine eligibility for housing resources, liaison with property managers and landlords, processing approvals for linkage to housing options, ensuring reporting obligations for housing programs are satisfied, and providing supportive services including tenancy support and case management when treatment and support teams are unavailable. HART currently services those that are experiencing homelessness and housing for those at-risk of homelessness; for a total of 224 single occupancy units.

Financing	Mental Health Services Act Community Services and Support Fund
Time Frame	Ongoing
Implementation Responsibility	Department of Behavioral Health
Quantified Objective	Increase assistance to 300 individuals experiencing homelessness during the planning period through the Housing Access and Resources Team
Relevant HE Policies	4.6

Program 11: Recovery Housing

The County Department of Behavioral Health makes Recovery Residence (RR) available to adult males and females who are concurrently enrolled in a County-contracted Outpatient substance use disorder (SUD) treatment program or receiving medically necessary SUD recovery services. Contracted RR providers shall offer quality alcohol and drug-free housing. RRs are a supportive service to the SUD treatment continuum;

therefore, providers that offer RR must be flexible with partnering and coordinating with treatment providers and other services which are part of the SUD treatment continuum. Currently, RR makes available approximately 60 beds, with plans to expand into perinatal RR for FY 23-24, which will include pregnant women and/or parents with children.

Financing	Substance Abuse Block Grant (SABG)
Time Frame	Ongoing
Implementation Responsibility	Department of Behavioral Health
Quantified Objective	Increase the number of Recovery Residence beds from 60 to 75 during the planning period, with a focus on beds for pregnant women and/or parents with children
Relevant HE Policies	2.1, 4.1, 4.6

Program 12: Youth Homeless Prevention

The County provides ongoing services to youth (ages 18 to 24) through County programs and by providing funding to nonprofits and/or community-based organizations that aid in the prevention of homelessness. The County shall continue to:

- Promote participation from current and former foster youth in the Independent Living Program (ILP) to provide them with self-sufficiency skills including how to maintain housing
- Collaborate with local agencies in providing services to homeless youth

Financing	General Fund, California Department of Social Services
Time Frame	Ongoing
Implementation Responsibility	Department of Social Services
Quantified Objective	Assist, through collaboration with other local agencies, at least 100 youth (ages 18 to 24) to either prevent homelessness or to quickly rehouse them
Relevant HE Policies	Policy 2.1, Policy 4.6

Program 13: Seniors/Persons with Disabilities

Through various programs and collaboration with other organizations, the County provides supportive services to seniors and persons with disabilities to ensure that they have stable housing adequate to their special needs. The County shall continue to:

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- Provide Aged, Blind, Disabled (ABD) Medi-Cal to connect recipients with supportive services. The ABD program seeks to help clients receive quality health care services so they may remain safely in their homes and in the community, working in partnership with estate and financial planning service providers, hospitals, clinics, and health advocacy groups. ABD also helps clients apply for Supplemental Security Income (SSI) through SSI Advocacy Services and for State Disability benefits.
- Provide In-Home Supportive Services (IHSS) to arrange for and help pay assistive services to enable elderly, blind, or disabled persons to live safely and independently in their own homes.
- Provide limited financial assistance through Adult Protective Services (APS) for home repairs or the installation of necessary medical or adaptive equipment such as handrails in showers and bathrooms. Clients may receive assistance with utility bills, housing, and transportation.
- Partner with local organizations to provide services to the disabled population experiencing homelessness through the Housing and Disability Advocacy Program (HDAP). This program provides disability advocacy, case management, emergency shelter, and deposit and rental assistance to individuals who are both homeless and disabled and seeking disability benefits.
- Partner with community organizations to provide emergency shelter, case management, housing search and placement, and rental subsidies for households in crisis, including but not limited to aged and disabled households.
- Partner with local organizations to provide Homeless Prevention and Rapid Solutions Diversion services to individuals experiencing a housing crisis, including, but not limited to the aged and disabled. Through these services, individuals can be reunited with family members, or receive short-term assistance to stabilize housing including direct financial assistance or assistance with facilitating arrangements with landlords or family members to retain housing.
- Partner with entities such as the Del Rey Community Services District and Fresno Madera Agency on Aging to identify resources the County can offer to seniors and inform residents of available services.
- Encourage developers to build multigenerational housing that contains a broader mix of bedroom counts to ensure there are units suitable for seniors (studio and/or one-bedroom units).

Financing	Adult Protective Services (APS) Allocation, In Home Supportive Services (IHSS) Admin Allocation, Housing and Disability Advocacy Program (HDAP) Allocation from California Department of Social Services (CDSS)
Time Frame	Ongoing
Implementation Responsibility	Department of Social Services
Quantified Objective	Attend three community meetings a year to increase awareness and conduct outreach and education regarding the availability of services for seniors and persons with disabilities

	Communicate with developers in connection with Programs 14, 17, 18, and 33
Relevant HE Policies	4.2, 4.5, 4.6

Adequate Sites

Program 14: Adequate Sites

The County shall identify adequately zoned properties for a variety of housing types and ensure that there are adequate sites available to accommodate its remaining balance of its 2,350-unit Regional Housing Needs Allocation (RHNA) that has not already been met through permitted and built units. In support of this Housing Element, the County has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards currently in place and their ability to accommodate the development of housing to meet the needs of the County’s current and future residents. The County shall:

- Rezone sites as identified in Table 1A-8, with such sites rezoned for lower income RHNA capacity to require residential development at a minimum density of 20 units per acre. All sites to be rezoned involve zoning districts that already permit residential by right, whether or not at least 20 percent of proposed units would be affordable to lower income households, and therefore all rezoning for lower income RHNA would be in compliance with state law. The County adopted Ordinance No. R-505-3871 and Resolution No. 24-410 on December 17, 2024 to change the zoning and general plan consistent with the “Future” designations shown in Table 1A-8.

However, to ensure consistency with state law is explicit and clear, the following language shall be added to the Zoning Ordinance: “The following types of residential projects shall be allowed by right pursuant to California Government Code section 65583.2(h) and (i): residential projects that include owner-occupied and/or rental multi-family residential units located on sites identified for rezoning in in Table 1A-8 of the 2023-2031 Housing Element in order to meet the lower income RHNA, provide appropriate densities, and incorporate a minimum of 20 percent of the units in the development as affordable to lower income households. Additionally, any site listed in Table 1A-8 that was rezoned on or after January 1, 2024, that is identified for lower income capacity must be developed at a minimum density of 20 units per acre pursuant to California Government Code section 65583.2(c)(3).” Note that the one site that was reused from previous cycles is also being rezoned and shall therefore be subject to the same requirement.

Additionally, a definition for “by right” will be added to the Zoning Ordinance, consistent with California Government Code section 65583.2(i) and as described in HCD’s Sites Inventory Guidebook.

- Maintain and annually update the inventory of residential land resources.

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- Monitor development interest and activity on sites listed in the vacant sites inventory and, upon County staff learning of a desire to develop such properties, communicate the requirement for the property owner or applicant to conduct tribal consultation with tribal entities identified by the Native American Heritage Commission and to demonstrate good-faith compliance in consultation and implementation. Examples of requests from tribal entities are listed below:
 - Conduct an archaeological record search for the site and land within one-half mile through the CHRIS Center and a Sacred Land Files Search and share the results with the tribal entity.
 - Retain the tribal entity for a Cultural Presentation for staff and crew prior to any construction activity, to also be made available for staff and crew that join the project after construction begins.
 - Enter into a Curation Agreement (or equivalent) prior to construction activity.
 - Have an Archaeological Monitor on site for all ground disturbance related to the project, with daily summaries/logs and immediate notifications of any discoveries of tribal resources sent to the tribal entity.
- Review County-owned property, identify surplus property, and complete the state submittal process in accordance with the Surplus Land Act by 2027.
- Monitor the availability of sites appropriate for lower-income housing in keeping with state “no net loss” provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, and, if necessary, rezone sufficient sites to accommodate the RHNA within 180 days, ensuring consistency with Government Code section 65583.2(h) and (i) and that there is sufficient higher-density residential land available in higher resource areas and/or to affirmatively further fair housing.
- Continue to use and maintain the County’s permit tracking system (known as AMANDA) that allows County staff to identify when a proposed project or building permit application would involve parcels from the sites inventory so that appropriate action can be taken by the County. Appropriate action would be to provide an analysis confirming that the inventory still has a surplus without inclusion of the subject parcel, or identification of a replacement parcel to maintain satisfactory inventory.
- Monitor development and other changes in the parcel-specific inventory to ensure the County maintains capacity consistent with its share of the RHNA for all income categories.
- Monitor the progress of pipeline projects on an ongoing basis and, if by December 2028 projects are deemed not likely to be completed in the planning period, evaluate capacity and identify alternative site(s) to meet this capacity, rezoning sites if needed.
- Monitor development progress of single- and multi-family development (site-built and manufactured) by affordability level throughout the planning period. If by December 2028 any income category is determined to not be on track to meet the RHNA targets, identify and implement additional strategies such as incentives or revised development standards within six months.

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- Continue to designate and zone adequate sites to meet special housing needs as required.
- Continue to encourage a variety of housing types for all income levels such as mixed use and higher density housing through implementation of the General Plan and community plans, through incentives (e.g., density bonus) or other mechanisms encouraging affordability, maintaining existing zoning and upzoning where appropriate. These efforts will also consider promoting development within existing communities, active transportation and access to services and amenities.
- Incorporate Affirmatively Further Fair Housing analysis into decisions affecting funding and land use approvals for housing projects that require consideration by Planning Commission, Board of Supervisors, or other boards and commissions as appropriate.
- Direct interested residential developers, especially those interested in developing affordable housing, to Community Plan and Specific Plan areas where amenities are or can be located and where water and wastewater service providers have capacity or there is potential for the expansion of infrastructure to meet development needs.
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the County's General Plan policies and are realistic based on land use patterns in the unincorporated county.

Financing	General Fund
Time Frame	Rezone sites as identified in Table 1A-8 before the end of 2024, with additional explicit language on rezoning requirements to ensure continued compliance with state law adopted by ordinance concurrent with the Housing Element adoption Incorporate AFFH into land use and funding decisions beginning in June 2025 Annually monitor as projects are processed Review County-owned property, identify surplus property, and complete the state submittal process in accordance with the Surplus Land Act by 2027. Review progress of pipeline projects and identify alternative sites by December 2028 if projects are deemed not likely to be completed during the planning period. If future rezoning is required, the County shall focus on communities that have water/sewer capacity and that their community plans are targeted to be updated, such as Tranquillity, Riverdale, or Caruthers
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective:	Maintain 100% capacity for unmet RHNA during the planning period See other programs that contain additional relevant geographic or quantified objectives: Program 6 (Permanent Supportive Housing), Program 15 (Lot Merger and Subdivision), Program 16 (Coordination of Infrastructure and

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	Services), Program 17 (Affordable Housing Incentives), Program 18 (Extremely Low Income Households), Program 19 (Preservation of At-Risk Housing Units), Program 23 (Housing Preservation and Rehabilitation), Program 33 (Improving Housing Options), Program 34 (Racially Concentrated Areas of Affluence), and Program 35 (Housing for Farmworkers)
Relevant HE Policies	1.1–1.9

Program 15: Lot Merger and Subdivision

While the County’s sites inventory is comprised only of parcels between 0.5 and 10 acres, there are a number of parcels larger than 10 acres that could support single-family and/or multi-family housing at a range of affordability levels. As needed to facilitate the development of housing, the County shall facilitate lot mergers (aka lot consolidation) or subdivision (aka lot splitting) to promote the efficient use of land for residential development in compliance with the Subdivision Map Act and local ordinances, when an applicant submits an application. Currently, the County utilizes tools such as ministerial processing and other streamlining tools, as appropriate, to facilitate lot merging and subdivision. On a case-by-case basis, the County may use any of the strategies below to facilitate housing development:

- Assist developers/property owners in identifying opportunities for lot consolidation or lot splitting.
- Continue to streamline the processing of requests for lot mergers and lot subdivisions concurrent with other development reviews.
- Encourage the use of master or specific plans to provide a cohesive strategy for the development of large lots.

Financing	General Fund
Time Frame	Ongoing and upon request
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Facilitate five developments that involve lot mergers, lot subdivisions, and/or master/specific plans during the planning period
Relevant HE Policies	1.1, 1.5

Program 16: Coordination of Infrastructure and Services

Fresno County does not provide the scale of infrastructure that cities typically provide. The County manages a number of County Service Areas (CSAs) and Water Works Districts (WWDs) that were created to provide water and/or wastewater services to specific developments in the County. It is the policy of Fresno County to discourage urban-type development in areas designated for non-urban uses. The water and wastewater services in certain unincorporated communities are provided by service providers which are independent

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providers with their own governing boards. When development is proposed for an unincorporated community, County staff shall continue to work closely with the developer and the service provider to facilitate adequate infrastructure to support the development. The County shall continue to coordinate with various service providers to ensure adequate infrastructure and services are available to serve proposed development. The County shall:

- Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities.
- Communicate with water and wastewater service providers to reinforce the requirement to prioritize service for proposed developments that include housing units affordable to lower-income households consistent with the provisions of California Government Code Section 65589.7 (enacted through Senate Bill 1087, 2004).
- Continue to coordinate with independent service providers to assess development trends, needs for infrastructure and services, and plans for expansion. Communicate with the service providers at least annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA, consistent with housing development trends.
- Coordinate an annual meeting with community water and wastewater service providers to identify system upgrades, expansion, and consolidation of funding opportunities to ensure all community members have access to safe drinking water and wastewater services and meet annually with developers and community stakeholders to discuss and pursue or support additional funding sources.
- As part of coordination and communication with unincorporated community service providers, the County shall provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies.
- Seek (at least annually and on-going) and support funding applications by unincorporated community service providers for infrastructure and service expansions (e.g., bolster the transition of water systems to use solar energy) that are consistent with the County's General Plan including associated Community Plans.
- As funding permits, utilize Community Development Block Grant (CDBG) funds for infrastructure improvements to support development of affordable housing.
- Seek funding to improve community facilities (e.g., senior facilities, community center, public restrooms, parks), particularly in disadvantaged unincorporated communities.

Financing	General Fund; Community Development Block Grant (CDBG); American Rescue Plan Act (ARPA); or California Department of Parks and Recreation's Outdoor Equity Grants Program and Per Capita Program

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Time Frame	Distribution of Housing Element to service providers within three months of adoption and certification; enforcement/reinforcement of state requirements on an ongoing/as-needed basis Maintain a list of community services districts/areas water and wastewater infrastructure systems capacity and expansion needs, in the unincorporated communities with updates as appropriate (anticipated to be three times during the planning period) Communicate and engage with CDBG-related activities in alignment with funding periods
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Communicate with all water and wastewater service providers to reinforce the requirement to comply with state law and prioritize service allocations for affordable housing projects Maintain a publicly available list of community services districts/area water and wastewater infrastructure systems capacity and expansion needs Communicate with all water and wastewater service providers about CDBG funding for infrastructure projects, specifically in disadvantaged unincorporated communities such as Cantua Creek, Del Rey, and Malaga Award CDBG funding to three infrastructure projects that extend water and/or expand wastewater infrastructure to facilitate housing during the planning period Award CDBG funding for 13 infrastructure projects in unincorporated communities during the planning period that improve existing or add new infrastructure and services Seek funding to improve community facilities in at least one disadvantaged community (e.g., Malaga, El Porvenir)
Relevant HE Policies	1.7, 3.5
Relevant EJ Policies¹	EJ-A.10 (Safe Drinking Water), EJ-A.11 (Prioritization of Improvement and Programs), EJ-B.7 (Park Funding)

Note 1: The environmental justice policies referenced are from the 2024 General Plan.

Affordable Housing Development and Preservation

Program 17: Affordable Housing Incentives

The County shall provide loan funds (e.g., HOME Investment Partnerships Program (HOME), or Permanent Local Housing Allocation (PLHA)) as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower-income households, including extremely low-income households and households with special needs, such as: seniors, disabled (including persons with

developmental disabilities), farmworkers, homeless, and those at risk of homelessness. The County shall offer assistance to other agencies in accessing local, state, and federal funding for affordable housing by sending letters of support for these agencies' efforts when possible. Specifically, the County shall:

- Continue to offer incentives to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless. Examples of incentives include: gap financing, County and state density bonus provisions, and streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible).
- Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Fresno County Housing Authority), housing developers, community stakeholders and employers to discuss and pursue viable opportunities for providing affordable housing. Focus the efforts of these partnerships in lower resource areas where capacity for affordable housing exists, and identify opportunities to collaborate with other public and private entities to improve economic, health, and educational resources in areas, thereby improving the area's competitiveness for tax credit applications.
- Monitor the State Department of Housing and Community Development's (HCD's) and HUD's websites at least semi-annually for Notices of Funding Availability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as: seniors, disabled (including persons with developmental disabilities), farmworkers, homeless, and those at risk of homelessness.
- Continue to support and encourage other agencies and housing developers, such as the Fresno County Housing Authority and Self-Help Enterprises (SHE), in the application of funds, including State HCD and US Department of Agriculture (USDA) Rural Development loans and grants and other funding sources that may become available.
- Continue to invite and work with local developers including SHE, Habitat for Humanity, and Fresno County Housing Authority, in identifying land to develop in the county's unincorporated communities during the updating of the various community plans. The inclusion of local developers will assist the County in identifying land to rezone during the community plan process to facilitate the development of affordable housing. County staff have already begun this process and facilitated the introduction of SHE with a local land owner in Biola in hopes of purchasing and developing a project in the near future.
- Continue to hold meetings with landowners and developers on a regular basis to assist them in identifying way to facilitate the development of their land or access to county funding to encourage the development of affordable housing.
- Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.

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Financing	HOME Investment Partnerships Program (HOME), Permanent Local Housing Allocation (PLHA), Low-Income Housing Tax Credit (LIHTC), Multifamily Housing Revenue Bond, US Department of Agriculture (USDA) Rural Development, and other funding sources as available
Time Frame	Ongoing as projects are proposed and processed by the County Annually or whenever grants are available apply for funding Meet with agencies, land owners, developers, and other stakeholders at least biannually (and as appropriate; e.g., in conjunction with community plan updates)
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Utilize funding sources to facilitate the initiation of one affordable multi-family housing development in the unincorporated county within the planning period and facilitate the initiation of two affordable multi-family housing developments in a city that participates in the County's CDBG/HOME Joint Powers Agreement (County JPA) within the planning period; to support these the County shall make available through existing and future program/grant funding \$5 million dollars toward the development of at least 150 new affordable housing units across the three projects (use these funds to leverage an additional \$60 million dollars for these projects)
Relevant HE Policies	1.2, 1.5, 1.6, 1.9, 2.1, 2.3, 2.4, 2.5, 2.9, 4.3, 5.2

Program 18: Extremely Low Income Households

Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The County permits single room occupancy (SRO) units in the R-2/2A, R-3/3A, and C-4 zones, with six or fewer SROs permitted by right and seven or more allowed with a conditional use permit, thereby offering housing options to extremely low-income households such as individual farmworkers. Through Program 20, the County shall further streamline the approval process for SROs of any size. The County also allows mobile home parks throughout the T-P zone by right on sites at least three acres in size. While the R-3A zone will be removed through Program 33, there are no parcels currently designated with this zone, and so there would be no reduction in the number of parcels or amount of area where SROs are permitted.

To further support the development or rehabilitation of SRO units, mobile homes, and/or other units affordable to extremely low-income households, such as supportive and multifamily units, the County shall continue to seek and pursue state and federal funds to offer a variety of incentives, such as:

- Support the application of funding as available to organizations, such as Community Housing Council (CHC), that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing

stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.

- Expand when necessary regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), individuals, and families in need of emergency/transitional housing.
- Encourage the provision of affordable housing for young adults through planning consultations, streamlined permit processing, and funding assistance when possible.
- Provide zero-interest loans to finance the development of new affordable mobile home parks and the preservation of existing affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities.
- Continue to provide exclusive access to HOME Program funds during the first two months of each funding cycle to mobile home projects and provide technical assistance upon request.
- Encourage the development of SRO facilities, transitional and supportive housing, and other special housing arrangements, including seeking funds to help affordable housing developers provide SRO facilities. Continue to identify candidate sites for affordable housing projects on an annual basis and proactively conduct outreach to local developers regarding these sites (in conjunction with Program 17).

The County shall partner with developers to pursue available grant funding to encourage the development of permanent supportive housing units that will assist residents who have a moderate to severe mental illness (SMI) and/or with a co-occurring substance use disorder (SUD), and are homelessness or at-risk of experiencing homeless, who are at or below 30% area median income. The County shall be the lead service provider for at two supportive housing developments, to provide specialty mental health and housing supportive services to residents experiencing or at risk of homelessness with SMI/SUD behavioral health challenges. The County shall also provide rental subsidies to assisted households at one of the sites, contingent on available funding and resident need.

The County, to address housing mobility and protect residents from displacement, shall make available information on tenant rights and specifically tenants' eviction rights. Information shall be made available on the County website and shall be offered at community meetings. Additionally, the County shall seek to identify agencies to refer residents for assistance with eviction prevention services.

Financing	Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), USDA Rural Development, Permanent Local Housing Allocation (PLHA)
Time Frame	Ongoing as projects are processed by the County By December 2025, conduct outreach to organizations that support extremely low-income residents to understand funding needs

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	Review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis Provide exclusive access to HOME Program funds during the first two months of each funding cycle to mobile home projects Meet with agencies, land owners, developers, and other stakeholders at least biannually (and as appropriate; e.g., in conjunction with community plan updates) Partner with developers and apply for grant funding by 2027 in order to build units and provide staffing by 2031 Provide additional information on tenant rights by June 2026
Implementation Responsibility	Department of Public Works and Planning; Department of Behavioral Health
Quantified Objective	Provide letters of support, when possible, to facilitate development or rehabilitation of 12 housing units for extremely low-income households and assist one mobile home park during the planning period During the planning period, the County shall partner with at least two developers to apply for funding to build 137 units to assist residents who have a moderate to severe mental illness and are homeless or at-risk of experiencing homelessness, who are at or below 30% AMI. The County shall provide supportive services in the form of 5 full time employees to one supportive housing development (in the form of full-time employee (FTE) equivalent, to meet the minimum direct service staff-to-resident ratio, as required by the granting authority). The County shall commit to provide rental subsidies in the amount of \$5 million dollars to assisted households to one supportive housing development, contingent on available funding and resident need. The County shall make available information on tenant rights and specifically tenants' eviction rights on its website and offer them at community meetings
Relevant HE Policies	1.2, 2.1, 4.1–4.6

Program 19: Preservation of At-Risk Housing Units

The County has few affordable rental housing projects in unincorporated communities, and one is considered at risk of being converted to market-rate housing. The County shall continue to monitor the status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).

As of May 2023, there are nine affordable farm labor housing units at Brown Dairy that are considered at risk of conversion to market rate in the next 10 years. For complexes at risk of converting to market rate, the County shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the County's desire to preserve complexes as affordable housing.

- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Financing	US Department of Agriculture (USDA) Rural Development, Low-Income Housing Tax Credit (LIHTC), Multifamily Housing Revenue Bond, HOME Investment Partnerships Program (HOME), and other funding sources as available
Time Frame	Annually monitor units at risk of converting and coordinate noticing as required per California law
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Within the planning period, extend affordability restrictions for 9 farmworker units by 20 years
Relevant HE Policies	3.6, 4.3

Removal of Governmental Constraints

Program 20: Zoning Ordinance Amendments

The County shall continue to monitor the effectiveness and appropriateness of the Zoning Ordinance to minimize barriers to affordable housing production and facilitate housing for the homeless and other persons with special needs and make amendments as necessary. The County shall update its Zoning Ordinance to make the following changes:

- Permit Low-Barrier Navigation Centers within all zones allowing mixed-uses and all nonresidential zones allowing multifamily residential.
- Revise the permitted uses to allow supportive housing in a ministerial manner where multi-family or mixed-use housing is permitted, including in the C-1, C-2, C-3, and C-6 zones. Additionally, floorspace for on-site provision of supportive services shall be required in accordance with Government Code Section 65651. Additionally, minimum parking requirements shall not be imposed for supportive housing projects if the development is located within one-half mile of a public transit stop.
- Revise permitted uses in the C-P, C-1, C-2, C-3, C-4, and C-6 zones to permit transitional housing subject to the same review process as multi-family uses in the same zone.

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- Clarify definitions of accessory dwelling units (ADUs) and second dwelling units. Revise Table 2-6 in the Zoning Ordinance to clarify that ADUs are a permitted use (P) in the C-3 and C-6 zones. Remove owner-occupancy requirements on ADUs until 2025. Reflect changes to state law enacted in September 2024 through SB 1211.
- Define conditions for permitting residential uses in commercial zones in urban areas under SB 6 and AB 2011 (including the extension and revisions enacted (through AB 2243) in September 2024).
- Revise the definition of “emergency shelters” to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care, consistent with California Government Code Section 65583(4)(A).
- Amend section 834.4.340 (A) on Single Room Occupancy (SRO) uses to clarify the text, removing the phrase “persons with disabilities” to avoid confusion with residential care facilities. Establish objective standards to address any concerns for larger (7+) SRO projects so that smaller and larger SRO projects are permitted in the same manner, subject only to objective standards. Remove the requirement for a CUP for larger (7+) SRO projects and instead permit all SRO projects (regardless of size) through an administrative (non-discretionary) approval process, subject only to a Site Plan Review requirement to ensure compliance with the County’s objective development and improvement standards.
- Amend its permitted uses tables to correct a clerical error and remove “Density Bonus” as a use in order to clarify that the density bonus is permitted in every zone where residential uses are permitted, and include additional language to reflect AB 2694 signed by the Governor on September 19, 2024 (note that the County has in its Zoning Ordinance a density bonus that otherwise complies with State law).
- Revise the Reasonable Accommodations procedure to clarify that appeals to Reasonable Accommodations decisions may only be made by the applicant or the personal beneficiary of the accommodation.

The latest changes (as of September 2022) in state law regarding the allowance of residential uses in any commercial zone (enacted through Senate Bill 6 and Assembly Bill 2011) through the year 2033, have not been incorporated into the County’s Zoning Ordinance update. Through the implementation of this program, the County shall apply state law to all development applications and update its Zoning Ordinance formally to reflect state law within six months of Housing Element adoption and certification.

Additionally, the County shall meet with developers to identify whether any of the required findings or other aspects of the development review process have presented constraints to development and amend its project review process to address these constraints as is feasible. The County shall also review required conditional use permit findings and amend the Zoning Ordinance as needed to remove subjective findings, including clarifying finding 1 to specify that site adequacy may only be determined through objective standards, and removing finding 3 or redefining the finding to use objective standards. Finally, the County shall review (and revise as necessary) the DRA process to ensure that it is limited to compliance with objective standards. Amendments will be completed by 2025.

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Financing	General Fund
Time Frame	Annually review housing laws and the Zoning Ordinance Adopt changes related to state housing law by December 2025 Meet with developers to discuss permitting processes, and amend permitting processes and conditional use permit findings for objectivity by December 2025
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Amend the Zoning Ordinance as necessary
Relevant HE Policies	2.7, 4.1

Program 21: Monitoring of Planning and Development Fees

The County charges various fees to review and process development applications and has previously adopted Public Facilities Impact Fees which were collected to finance countywide/unincorporated government and public protection facilities associated with the impact of new growth. On May 19, 2015, the Board of Supervisors conducted a public hearing to consider an amendment to repeal the Public Facilities Impact Fees Ordinance in its entirety. At the conclusion of the hearing, the Board decided to continue suspension of the impact fees to November 9, 2017. In 2018, the Board of Supervisors conducted a public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees and decided to continue the suspension of the impact fees until further notice. Should the Board reinstate impact fees, staff shall monitor the fees annually to ensure they do not unduly constrain housing development.

Financing	General Fund
Time Frame	As part of any consideration of the reinstatement of fees, include an evaluation of such fees as a potential constraint on housing; if fees are reinstated, monitor the impacts of the fees annually throughout the planning period
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective:	Should the Board reinstate public facilities impact fees, monitor fees annually and reduce or suspend fees that would unduly constrain housing development
Relevant HE Policies	1.4, 2.7

Program 22: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)

The County shall continue to offer pre-application reviews and develop a pre-application form, checklist, and procedure (creating its own or using the Preliminary Application Form developed by HCD), pursuant

to legislation enacted through SB 330. The County shall also establish and publish a written policy and/or procedure, and other guidance documents as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4, and as defined in section 824.3.140 of the County's Zoning Ordinance. The applications shall be available on the County's website for developers interested in pursuing the streamlined process or vesting rights.

Financing	General Fund
Time Frame	Incorporate an SB 330 preliminary application form, checklist, and process by June 2026 Develop an SB 35 streamlined approval process by June 2026 Continue to process applications in compliance with SB 330/35 in the interim
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Updated application form, checklist, and approval process in compliance with SB 330 by June 2026 and SB 35 by June 2026
Relevant HE Policies	1.4, 2.3, 2.7

Housing Quality

Program 23: Housing Preservation and Rehabilitation

The County manages a number of programs for homeowners and renters that enable existing residents to improve and preserve their places of residence. These programs provide loans or grants to qualifying homeowners and owners of rental properties with qualifying tenants in the unincorporated county and participating cities for rehabilitation and improvement activities that facilitate the health and stability of occupants, prevent further deterioration, and reduce the risk of displacement.

The Housing Assistance Rehabilitation Program (HARP) for homeowners and Rental Rehabilitation Program (RRP) for owners of rental housing both fund improvements such as: energy efficiency upgrades and installations, climate adaptation and resiliency improvements, HVAC replacement or installation, roof replacement, health and safety code corrections, accessibility modifications, and ADA upgrades.

Loan terms for homeowners vary according to household income and the improvements and repairs that are needed. Loan terms for qualifying rental property owners include zero interest loans for making improvements to their rental properties occupied by eligible tenants.

For homeowners, the County is also exploring using Permanent Local Housing Allocation (PLHA) funds to amend the HARP program to address minor rehabilitation needs, which will better serve those applicants who neither require nor can afford more substantive remodeling required by existing HARP rules. Pursuant

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to positive community feedback and authorization by the County’s Board of Supervisors, the minor rehab program will blend loans with small grants to improve access to the program and better meet the needs of lower-income homeowners.

The Lead Hazard Control Program (LEAD) manages grants to allow rental and owner-occupied houses in the County to remediate lead-based paint hazards. LEAD program coordination within the Department of Public Health identifies homes where children have been diagnosed with lead poisoning and are prioritized with remediation services. In addition, the program includes preventive education and outreach to high-risk areas, surveillance cases, and case management for children with high levels of lead poisoning. Preventative education grant has been received since 1991 for Childhood Lead Poisoning Prevention Program (CLPPP).

The Utility Connection Program (UCP) provides loans to eligible low- and moderate-income homeowners and housing owners with lower or moderate-income tenants to connect the home to an existing wastewater or water system. Permit fees are paid by the County with the loan providing for the connection construction cost. Loans are zero to 3% interest depending on income eligibility, with affordable monthly payments. The balance of the loan is due upon change of title or non-occupancy by the borrower.

In addition, all of these programs include outreach and education to increase awareness, expand preventive education in high-risk areas, and other activities, particularly on issues such as lead-based paint exposure risk for children in housing.

As part of Program 35, the County shall also conduct targeted proactive code enforcement to property owners that are known to provide housing to farmworkers and connect them with home rehabilitation resources to improve housing conditions for this segment of the community.

Financing	Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Lead Program Grant
Time Frame	Update materials as necessary, or as new information becomes available, and send targeted promotion annually; conduct general preventative education and targeted outreach annually; provide rehabilitation loans annually starting 2024
Implementation Responsibility	Department of Public Works and Planning; Department of Public Health
Quantified Objective	Raise awareness of HARP assistance by providing targeted promotion annually to households identified in the windshield survey to: Calwa, Cantua Creek, Lanare, Laton, Mayfair, Raisin City, and Squaw Valley Conduct broad outreach meetings targeting at least 500 households annually and focused outreach to reach at least 150 households with children annually In addition to ongoing outreach efforts, conduct two Spanish-language media (tv and/or radio) campaigns and three bilingual social media campaigns throughout the County and participating cities during the planning period

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	Apply for at least one grant during the cycle and/or modify an existing grant to dedicate funds for housing preservation and rehabilitation HARP and RRP: Provide rehabilitation assistance to a total of 115 households throughout the planning period: 50 ownership and/or rental households in the unincorporated communities such as: Calwa, Cantua Creek, Lanare, Laton, Mayfair, Raisin City, and Squaw Valley; and 65 ownership and/or rental households in partner cities LEAD: Provide assistance to 133 low-income households in the County during grant period November 2021 through April 30, 2025, to remediate lead-based paint hazards to qualified homes; targeted outreach to lead poisoned children households 150 annually. General outreach to reach 700 people regarding childhood lead poisoning prevention and surveillance cases UCP: Provide five prospective lower or moderate-income homeowners or housing owners with lower or moderate-income tenants with UCP assistance in unincorporated or incorporated communities; distribute information materials regarding the UCP to building officials and service providers four times during the planning period
Relevant HE Policies	3.2, 3.4, 4.1
Relevant EJ Policies¹	EJ-D.1 (Home Rehabilitation), EJ-D.2 (Assisted Home Rehabilitation)

Note 1: The environmental justice policies referenced are from the 2024 General Plan.

Program 24: Code Enforcement

The Department of Public Health (DPH) acts as the lead agency in addressing issues of substandard housing. DPH receives complaints, investigates, performs site visits, and issues notices of violation. The County receives over 100 complaints a year. All complaints are reviewed for relevance to see if they require further processing and a site visit. Roughly 80% to 90% of complaints include, but are not limited to, problems related to: electrical, plumbing, and wastewater systems; infestation; and mold. Investigations typically result in 50% of sites receiving notices of violation.

The Department Public Works and Planning (PWP) is the enforcement agency for matters related to zoning and building code violations. The code enforcement process involves several steps including: receipt of complaints, initial review of codes and site conditions to verify the existence of the offending action, confirmation that a violation of code(s) exists, issuance of correspondence to inform the property owner of the complaint/violation, issuance of citations, and legal action if warranted. PWP receives an average of over 600 code enforcement complaints per year, the majority of which, upon verification, become code enforcement cases. These cases can range from illegal construction and operating businesses without proper approval to over height fences and poorly maintained yards. The Code Enforcement process seeks to find a cooperative means of abatement but can result in citations and the aforementioned legal action to attain compliance. Though the size of the unincorporated county area makes proactive code enforcement through regular windshield surveys infeasible, the County proactively visits with community members and service providers during a variety of periodic meetings to obtain feedback on housing-related issues, including

annual housing meetings and recent meetings related to the General Plan, Housing Element, and Community Plan updates. Through this process the County regularly receives feedback on areas in need of review by code enforcement officers. The County shall intentionally solicit feedback from community members on code enforcement-related issues through these and other community meetings during the planning period. The County shall also proactively connect property owners of farmworker housing with any available housing rehabilitation resources.

The County provides the Zoning Ordinance and County Ordinance Code, including Title 15 (local building code provisions) on the County website. The Department of Public Works and Planning provides code and code enforcement education and resource materials to the general public on the code enforcement webpage and at any time upon request in an effort to minimize code violations based on lack of information. PWP staff also educates property owners in violation during the initial discussions of and throughout the enforcement process.

Financing	General Fund
Time Frame	Ongoing
Implementation Responsibility	Department of Public Works and Planning; Department of Public Health
Quantified Objective	Department of Public Health: Annually review 100% of substandard housing complaints received to determine the level of physical investigation required, perform site visits for 80% of legitimate complaints, serve 50% of investigations a notice of violation, and provide to 100% of sites investigated resource information and education Department of Public Works and Planning: Initiate the processing of 10 violations by providing information to 100% of the owners of properties in violation of County Codes, Ordinances, and California Building Codes, and assist property owners with the issuance of permits required to abate violations. Conduct outreach related to code enforcement issues during other public meetings at least four times during the planning period.
Relevant HE Policies	3.1, 3.3

Housing Assistance

Program 25: Homeownership Assistance

This program assists lower-income families with purchasing their first home by providing a zero interest, deferred payment loan for the purchase of a primary single-family residence. Households earning up to 80% Area Median Income (AMI) in the unincorporated county and the cities that participate in the County's CDBG/HOME Joint Powers Agreement (County JPA) are eligible for this program. The County shall continue to market Homeowners Assistance Program (HAP) to eligible first-time homebuyers and to

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developers, such as Self-Help Enterprises and Habitat for Humanity, as well as work closely with lenders and the real estate community to ensure the program is made available whenever possible to qualified applicants.

The County shall explore other funding sources to assist homeownership, including farmworkers with an individual taxpayer identification number (ITIN) and moderate-income households. These potential funding sources may have different income limits and program requirements. Additionally, the County shall:

- Modify HAP to ensure optimal usage in the current and near-future housing markets. Changes to the HAP Program will be completed by December 2025.
- Assess whether HUD’s annually-determined home value limits are prohibiting use of Federal funds. If HUD’s determined “modest” home values are found to be chilling the use of the programs, the County shall perform individualized housing market studies for HUD to address home price disparities between the unincorporated communities and participating cities. Localized market studies may allow greater flexibility in providing assistance by identifying a higher “modest” home value in certain cities and a lower “modest” home value in other communities.
- Continue to review funding resources available from the state and federal government to obtain funds to provide homebuyer assistance.

Fresno County residents have access to numerous state and federal homebuyer assistance programs. The County shall continue to educate residents about the programs and layer funding whenever possible. Some possible funding partners and sources include Mortgage Credit Certificate tax credit, and loans from CalPLUS, California Housing Finance Agency (CalHFA), and US Department of Agriculture (USDA).

Financing	HOME Investment Partnerships Program (HOME), CalHOME, California Housing Finance Agency (CalHFA)
Time Frame	Ongoing advertising and distribution of first-time homebuyer resources, including meetings with lenders, realtors, and community groups; annual review of state and federal funding resources Implement changes to HAP by December 2025 Apply for additional funding sources by 2026; secure funding by 2028
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Distribute informational brochures concerning first-time homebuyer resources to 5 lending institutions Facilitate the provision of funding for HAP and/or sweat equity (e.g., Habitat for Humanity, Self-Help Enterprises) for 40 prospective homebuyers in

	unincorporated or incorporated communities such as Caruthers, Del Rey or Laton throughout the planning period. Apply for and secure funding from at least one additional source for downpayment assistance during the planning period
Relevant HE Policies	2.8, 2.9

Program 26: Housing Choice Voucher Rental Assistance

The Housing Choice Voucher Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e., 30% of household income). The Fresno County Housing Authority administers the housing choice voucher program in Fresno County. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program. The County shall:

- Continue to support and encourage the provision of vouchers to qualifying Fresno County households.
- Continue to provide a link to the Fresno County Housing Authority's HCV program on the County's website.
- Meet with the Fresno County Housing Authority by August 2025 to discuss the process of developing printed informational materials, with the goal of making materials available at public counters by February 2026.
- Continue to refer interested households and homeowners to the Fresno County Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.
- Work with the Fresno County Housing Authority to identify funding sources for landlord incentives such as security deposits and incentives to increase the number of units assisted throughout the county, but especially in Racially Concentrated Areas of Affluency (RCAA).
- Assist the Fresno County Housing Authority in landlord and tenant outreach and education to promote fair housing opportunities for all unincorporated community residents, especially those in areas of high segregation and poverty.
- Include the various Fresno County Housing Authority programs in the County's directory of housing services and resources and make it available to Housing Authority residents.
- Educate landlords participating in the Housing Choice Voucher Program about the County's Rental Rehabilitation Program.
- Educate HCV recipients that income discrimination is illegal under the Fair Employment and Housing Act, and where they can report potential violations.

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Financing	US Department of Housing & Urban Development (HUD) Housing Choice Voucher Program
Time Frame	Meet with the Fresno County Housing Authority by August 2025 and develop informational materials by February 2026 Target outreach to property owners and landlords currently participating in the Housing Authority programs at least annually
Implementation Responsibility	Department of Public Works and Planning; Fresno County Housing Authority
Quantified Objective	Work with the Fresno County Housing Authority to encourage landlords and property managers in unincorporated and incorporated communities to increase the number of units using Housing Choice Vouchers by five percent Participate Annually in the County's housing meeting Inform 100 landlords that participate in the Fresno Housing Authority program annually about the Rental Rehabilitation Program with special attention to rural communities such as Riverdale, Easton, Tranquillity and WestPark Distribute or post 350 flyers annually to community-based organizations, businesses, residents, and/or public facilities in unincorporated areas of high segregation and poverty regarding Fresno County Housing Authority programs Coordinate with Fresno County Housing Authority to participate in the annual housing meeting to educate the residents, community-based organizations, and developers about various programs
Relevant HE Policies	Policy 2.2, 2.5

Program 27: Rental Assistance

The County, through DSS, partners with other FMCoC members and community-based organizations to provide rental assistance for families that are homeless or at risk of becoming homeless. During the planning period, the County shall continue to:

- Seek funding and renew and/or enter into new contracts with community-based organizations to provide case management, housing search and placement, and rental subsidies toward permanent housing for clients in rural communities and/or receiving CalWORKs.
- Provide assistance for CalWORKs families experiencing a housing crisis. The CalWORKs Homeless Assistance Unit works with CalWORKs eligible clients to assist them with motel vouchers and move in costs for those experiencing homelessness.
- Identify potential funding opportunities to provide housing vouchers or other forms of rental assistance with an emphasis on addressing housing needs during the off-season for seasonal workers.

Financing	California Emergency Solutions and Housing (CESH); Homeless Housing, Assistance, and Prevention (HHAP); CalWORKs Assistance Program; CalWORKs Housing Support Program (HSP) Allocation from California Department of Social Services (CDSS); Housing and Disability Advocacy Program (HDAP) Allocation from CDSS; Bringing Families Home Program (BFH) Allocation from CDSS
Time Frame	Ongoing
Implementation Responsibility	Department of Social Services
Quantified Objective	Strive to reduce the number of unsheltered homeless by 10% countywide during the planning period, as compared to the 2023 Point-in-Time (PIT) count, especially in the metropolitan areas such as the cities of Fresno and Sanger
Relevant HE Policies	2.2, 2.4, 4.6

Program 28: Energy Conservation

The County of Fresno shall continue to promote energy conservation in housing development and rehabilitation by:

- Promoting Pacific Gas and Electric Company (PG&E) programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades by providing a link on the County website and continuing to refer PG&E programs through the 2-1-1 Helpline.
- Assisting lower-income households with improvements related to energy efficiency through the County's Housing Preservation and Rehabilitation Program.
- Evaluating projects for compliance with the California Building Code, particularly CALGreen (title 24, part 11), the state's mandated green building code.
- Promoting energy efficiency through partnerships with community-based and not-for-profit entities whose mission and experience is focused on expanding solar to low-income and disadvantaged communities, such as the Fresno Economic Opportunities Commission (and their Energy Services Program) or GRID Alternatives; assisting in at least two outreach efforts for the identified entities to inform the residents of the solar programs.
- Continuing to require tree preservation and tree planting during the entitlement process and site plan review to create areas of shade and reduce energy used for cooling and heating.
- Applying for at least one grant and identifying other grants such as CalHOME that allow the rehabilitation of mobile homes in mobile home parks that is not allowed through the HOME Program.

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- Providing information on its website related to the Low-Income Weatherization Program (LIWP) of the California Department of Community Services and Development, and specifically its Farmworker Housing Energy Efficiency & Solar PV program. This program provides eligible low-income farmworker households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.

Financing	General Fund and grants as allowed
Time Frame	Ongoing
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Provide a link on the County website for the PG&E rebate programs by 2024 and continue to refer people to PG&E programs through the 2-1-1 Helpline Provide a link on the County website for the State's Low-Income Weatherization Program (specifically the Farmworker Housing Energy Efficiency & Solar PV program) and refer people through the 2-1-1 Helpline Utilizing the targeted outreach meetings detailed under Program 23, provide information regarding housing preservation and rehabilitation programs to at least 700 households annually As part of regular plan check and permitting processes, enforce the California Building Code regarding CALGreen (Title 24, Part 11), which is the State's mandated green building code, and require as deemed necessary tree preservation and planting Invite representatives of the Fresno Economic Opportunities Commission to attend at least three community meetings each year Partner with community-based and not-for-profit entities for the promotion of energy efficiency and solar to address extreme temperature for low-income and disadvantaged communities; assist in at least two outreach efforts to inform residents of the solar programs in communities such as: Cantua Creek, Del Rey, Tombstone, and Lanare Provide acknowledgement of County support to organizations such as Marona Energy Services in order to complete applications to funding programs such as the Farmworker Housing Energy Efficiency and Solar PV; target support for at least \$1.5 million in applications and provide assistance in outreach upon receipt of funding Apply to at least one grant for the rehabilitation of mobile homes in mobile home parks
Relevant HE Policies	6.1, 6.2, 6.3
Relevant HS Policies¹	HS-G.4 (Climate Pollution Reduction Practices for Income-Qualified Homes), HS-G.5 (Cooling Centers)

Note 1: The health and safety (HS) policies referenced are from the 2024 General Plan

Fair Housing

Program 29: Fair Housing Monitoring, Outreach, and Referral

Impediments to fair housing in Fresno County are identified in the County's Analysis of Impediments (AI) to Fair Housing, which was most recently submitted and accepted by the U.S. Department of Housing and Urban Development (HUD) in May 2010. It was most recently reviewed in May 2015, and will be updated again following adoption of the Sixth-Cycle Housing Element. The geographic area covered by this document includes the unincorporated county and partner cities participating with the County in its Joint Powers Agreement for HUD's Urban County Program.

Impediments to fair housing choice in Fresno County's Urban County HUD program area included in the AI are: affordability, accessibility, education, public policies, and language barriers. The County focuses available federal HUD grant resources toward mitigating these impediments through its housing programs and services. To address the impediments of accessibility and affordability, the County continues to provide its federal housing funding toward the construction of new affordable housing, toward the rehabilitation of existing affordable housing, and toward direct assistance to low and moderate-income first-time homebuyers to purchase an affordable home.

To address impediments related to language barriers and public policies, the County makes efforts to provide material regarding its housing programs in the language of the intended population (English/Spanish), including: marketing materials, educational materials and public hearing notifications and publishing. The County makes effort to hire and retain staff that are bilingual (either English/Spanish or English/Hmong) to implement the County's affordable housing programs. Additional language access needs are met through County agreements for interpreting and translation on an as-needed basis. Public meetings on housing issues are frequently conducted in two languages depending upon the predominant language of the target audience. Further, the County shall translate all Community Development housing program application materials into Spanish by June 2026.

The County refers complaints on fair housing to the Fair Housing Council of Central California (FHC-CC), which is the local regional agency which investigates and litigates fair housing issues. As appropriate, FHC-CC may further refer complaints to HUD or to the State Department of Fair Employment and Housing.

The County shall be contracting with an agency already receiving funds from HUD's Office of Fair Housing and Equal Opportunity (FHEO) by December 2024 to support outreach, education, and compliance efforts promoting fair housing. These services provide opportunities for County residents to have affordable housing choices, provide residents with information and skills to maintain their affordable home and enable residents to be aware of housing discrimination laws and understand where to report such issues. Materials currently presented at workshops include publications of the FHC-CC. These programs and services are all intended to help mitigate impediments to fair housing as directed by HUD.

As part of the County’s ongoing General Plan Review process, a new Environmental Justice theme and Environmental Justice Element has been included as part of the General Plan. This action will result in new policies and programs that express the County’s commitment to create opportunities for every resident to live in health and safe communities regardless of race, color, national origin, or income, and to create opportunities for meaningful community involvement in the development of laws and regulations that affect every community’s natural surroundings, and the places people live, work, play and learn.

To support environmental justice and fair housing, the County shall:

- Provide residents within disadvantaged unincorporated communities the opportunity to review and comment on discretionary development projects within their community.
- Partner with local agencies and non-profits to conduct periodic workshops in disadvantaged communities to engage area residents regarding Fresno County programs and projects (e.g., health services and healthy foods, HOME program, and infrastructure projects).
- Ensure that residents of disadvantaged communities are provided the opportunity to participate in discussions that may direct decisions that have an adverse impact to their health, to the extent feasible.
- Ensure the accessibility of community meetings by ensuring that all meetings are held at times and in manners (e.g., virtual, in-person) that are most accommodating to the community members most affected, to the extent feasible.
- Consider the diversity of its residents when developing noticing and outreach materials for community meetings to ensure pertinent information is equitably dispersed and simply understood.
- Provide CDBG funds to an agency already receiving funds from HUD’s FHEO to perform more education activities (for landlords, tenants, and advocates) and to conduct additional enforcement testing of fair housing laws in the rural areas and partner cities.
- Require future contractors and subrecipients providing housing services to submit records reflecting completion of civil rights and fair housing training; and educate existing subrecipients and contractors on the existing laws for civil rights (nondiscrimination) and fair housing.
- Continue to refer residents with fair housing questions or issues to HUD, State Department of Fair Employment and Housing, the Fair Housing Council of Central California (FHC-CC), California Rural Legal Aid (CLRA), and other fair housing organizations.
- Continue to provide printed fair housing information to the County libraries, Community Services District offices, partner cities, at public counters throughout various County offices in both English and Spanish, as well as digital versions of this information on the County’s website.

Financing	Community Development Block Grant (CDBG)

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Time Frame	Either individually or as part of the Countywide Housing Element Working Group (Program 1), meet annually with FHC-CC to discuss fair housing issues and opportunities for education Make fair housing information available on the County website and in public buildings by June 2025 Translate 100% of Community Development housing program application forms into Spanish by June 2026 Contract with an agency already receiving funds from HUD's FHEO and coordinate with other fair housing providers to conduct workshops, meetings, and outreach activities/mailings throughout the planning period, with activities spread out so that at least three activities (from those listed in the quantified objectives) are conducted each year Review and update Analysis of Impediments to Fair Housing Choice by 2026 Review and update Affirmative Fair Housing Marketing Plan by 2026 Refer complaints on fair housing to HUD, State Department of Fair Employment and Housing, FHC-CC, and other housing agencies as received
Implementation Responsibility	Department of Public Works and Planning; Countywide Housing Element Technical Committee; Fresno County Housing Authority
Quantified Objective	Conduct at least 6 in-person and 6 virtual outreach and education workshops, 12 community meetings, and 15 outreach activities throughout the planning period Conduct media engagement including mailings of at least 5,000 educational and informational flyers (in tandem with advertising workshops, meetings, or outreach activities as appropriate), during the planning period Update the County's Affirmative Fair Housing Marketing Plan to focus mailing and communication to communities consistent with other programs in the Housing Element related to addressing contributing factors related to fair housing Coordinate outreach and meetings with update to Analysis of Impediments to Fair Housing Choice Translate 100% of Community Development housing program application forms into Spanish by June 2026 Mail a written notice to property owners and occupants within 15 days of the County's acceptance of a discretionary development review application located within a disadvantaged community. Notification shall be in English and Spanish and shall provide the opportunity for residents to submit written comments within 15 days following the date of the notice. Notification shall be from the exterior boundary of the property proposed for development and shall be in accordance with the Fresno County Zoning Ordinance public noticing requirements
Relevant HE Policies	5.1, 5.2

Relevant EJ Policies¹	EJ-A.8 (Community Input on Development Projects), EJ-E.1 (Engage Disadvantaged Communities), EJ-E.2 (Participation in Decision Making Process), EJ-E.3 (Meeting Accessibility), EJ-E.4 (Community Noticing and Outreach)

Note 1: The environmental justice policies referenced are from the 2024 General Plan.

Program 30: Access to Education

Contributing factors to the barriers experienced by lower-income residents include disparities in access to services and resources. This contributing factor is characterized by the following:

- Low-scoring school performance in unincorporated communities
- Uneven spatial distribution of high-performing schools in relation to lower-income communities and limited school facilities in the unincorporated county.

The Fresno County Office of Education serves 32 school districts with approximately 200,000 students countywide and serves as a safety net for students with special needs by offering services for migrant, community school, and special education students. The Office of Education manages the Fresno Regional Occupational Program (ROP), which provides students the opportunity to explore their interests, develop career skills and reinforce academics through career technical education. The ROP offers technical education regarding agriculture and natural resources, arts, media and entertainment, building and construction trades, education, child development and family services, energy, utilities, engineering and architecture, fashion and interior design, finance and business, health science and medical technology, hospitality, tourism and recreation, information and communication technologies, manufacturing and product development, marketing, sales and service, public services, and transportation. The ROP also offers students a range of educational benefits, including: college credit for qualifying courses, industry certification, and internships when available.

The County shall support Fresno County Office of Education by providing outreach to unincorporated communities, holding workshops with FCOE staff at community meetings regarding classes offered, and increasing participation in adult classes across Fresno County.

The County shall also meet with school districts in the communities of Del Rey, Riverdale, and Biola during the Community Plan Update process to determine what, if any, outside factors impede student performance that can be alleviated, such as: stable housing opportunities, childcare opportunities for working parents, and more. In addition to serving Biola, Central Unified School District also serves the West Fresno sites identified in the County's sites inventory. If such a need for such a program or specific issues are identified, the County shall work collaboratively towards solutions, which may include:

- Reviewing the Zoning Ordinance to ensure childcare facilities are permitted in close proximity to schools and employment centers;

- Meeting with developers to identify the need for sites suitable for housing affordable on a teacher's salary;
- Facilitating discussions between school districts and transit agencies to increase the availability of bussing and transportation, as needed, for students to/from school, childcare, or athletic events; and
- As requested, support school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.

Financing	State and federal education funds, General Fund
Time Frame	Ongoing; workshops, coordination, and support throughout planning period
Implementation Responsibility	Fresno County Office of Education, Department of Public Works and Planning
Quantified Objective	Fresno County shall assist FCOE in conducting outreach and workshops in unincorporated communities in the western part of Fresno County including Biola, Del Rey, & Riverdale from 2024 to 2026 in an attempt to increase participation in ROP by 10% every year. Fresno County shall meet with school districts serving Del Rey, Riverdale, and Biola during the Community Plan Update process (see Program 33 for timing) and concurrently with the Central Unified School District regarding the West Fresno sites, with follow up actions to take place in an ongoing and on-demand manner.
Relevant HE Policies	5.1

Program 31: Access to Employment

In the western portion of Fresno County, disadvantaged unincorporated communities (DUCs) face disparities in accessing services and resources due to the concentration of employment opportunities and services in or adjacent to incorporated areas. The County is committed to addressing the lack of accessibility and high poverty to rural residents during the planning period through the following actions:

- The County shall update its Comprehensive Economic Development Strategy (CEDS) during the planning period. The County plans to create a digitally integrated CEDS allowing data to be periodically updated. The County's CEDS will cover the unincorporated county, and 14 of 15 cities in Fresno County, the City of Fresno is the only city not included. The County's CEDS will be a strategy-driven plan for regional economic development designed to build capacity and guide economic prosperity and resilience in the County and will include a strengths, weaknesses, opportunities, and threats (SWOT) analysis. The CEDS includes a summary background of the economic conditions of the region. Development of the digitally integrated CEDS will include a process for residents, organizations, local governments, institutes of learning, and private industry to engage in meaningful conversation and

debate about what capacity-building efforts would best serve economic development. The County shall conduct outreach and encourage participation from the western county communities to identify economic development strategies to address the high concentration of poverty. The CEDS is a strategic document required to receive funding from some U.S. Economic Development Administration (EDA) programs at the city and county levels. The CEDS document shall be used to support applications for other state and federal funding sources.

- DSS shall encourage successful completion of Cal-Learn program for pregnant or parenting teens, which provides them with the necessary childcare and transportation support to earn a GED or high school diploma.
- DSS shall encourage Welfare to Work (WTW) or CalFresh Employment and Training (CFET) participation for adults receiving CalWORKs and/or CalFresh to obtain employment by identifying clients' strengths; establishing obtainable goals; and providing assistance with training education, and job placement opportunities. Supportive services are available to reduce barriers to employment such as: lack of childcare or transportation, substance abuse, domestic violence, legal impediments, or mental health issues.
- The Economic Development Corporation (EDC) partnered with DSS to develop employment opportunities for County residents including the administration of the New Employment Opportunities (NEO) Program. Through this collaboration, EDC and DSS can offer employers who hire DSS WTW clients throughout the county assistance with employee recruitment, screening, training, retention services, and wage subsidies.
- EDC, through the Fresno EOC Valley Apprenticeship Connections (VAC) Program, supports the hiring needs of the Central Valley's construction contractors with an intense 12-week training program to prepare students for the workforce. VAC participants receive common skills attainment, daily physical activity, construction math, industry-recognized certifications, and meet and greet introductions. Planning meetings to determine skills training, site(s), and potential employment opportunities offering high-quality careers will begin in the fall of 2023 in the western part of the County with an estimated start in January 2024.
- The Department of Public Works and Planning shall provide focused outreach regarding these programs to targeted communities, 80% of which shall be Disadvantaged Unincorporated Communities (DUCs) annually to encourage participation in these and other programs. The County shall utilize the County's Unincorporated Community Plans Update Prioritization list to determine which communities to focus on annually. The County shall focus on Del Rey in the first year of the planning period.
- Fresno DRIVE's Fresno-Merced Future of Food Innovation (F3) Initiative will fund a Climate-Smart Agrifood Technology and Engineering Cluster based on capabilities in digitalization and data science, mechatronics, equipment, and systems testing and integration for agrifood applications. F3's Five Projects include F3 innovation, Local Farm & Food Innovation, AgTEC Workforce Initiative, Opportunity Walkway, and Partner Integration & Collective Impact. The Goal of F3 Innovation is to establish 75 industry-academic partnerships, developing 100 agricultural technological innovations, of

which 40% will be commercialized. Attract \$250 million non-public sector capital dollars and coordinate 3,500 new research and job opportunities, including 2,500 created for Black Indigenous, and People of Color (BIPOC), low-income students, and incumbent workers. The goal of AgTEC is to nearly double the annual workforce pipeline to over 8,400 job-ready workers in four years, enabling an increase in average wages of 60% for the workforce.

- The Department of Public Works and Planning shall assist the Central Valley Community Foundation with outreach for their Fresno-Merced Future of Food Innovation (F3) Initiative by promoting job opportunities to BIPOC, low-income students and incumbent workers in western Fresno County when available and perform outreach for competency-based education (CBE) curriculum in participating community colleges at the planned commencement of Fall 2024 with the goal of enrolling 10 students from DUCs in western Fresno County.

Financing	CalWORKs Single Allocation, Supplemental Nutrition Assistance Program Employment and Training (SNAP E&T) Allocation, various US Economic Development Administration (EDA) funding sources
Time Frame	Ongoing
Implementation Responsibility	Economic Development Corporation, Department of Social Services, Department of Public Works and Planning
Quantified Objective	Update the CEDS by 2025, conduct at least two community meetings in disadvantaged communities in western Fresno County, with a priority focus on Del Rey, Riverdale, and Biola The Department of Social Services shall continue to advocate for 300 employment opportunities per contract year and 100 new active job placements per year to empower clients to transition to self-sufficiency From 2024 to 2026, annually train and place 60 participants in rural regions of the County through the VAC program The Department of Public Works and Planning shall assist the Central Valley Community Foundation to enroll 10 students from DUCs in western Fresno County in the newly formed AgTEC training with local Community Colleges by 2025 The Department of Public Works and Planning shall distribute or post 500 informational flyers and provide 50 referrals annually during the planning period with 80% of the outreach to disadvantaged communities with a concentration in western Fresno County for all these programs
Relevant HE Policies	Policy 4.6, Policy 5.1

Program 32: Improving Accessibility and Safety on Roads and Streets

Contributing factors to the barriers experienced by lower-income residents include low transit connectivity. The County shall update the existing Local Road Safety Plan to include measurable outputs and outcomes

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for implementing safety countermeasures, create a task force of internal and external stakeholders to develop and monitor the plan, and assess current policies and processes to ensure accountability, identify priorities and improve processes. Through this, the County shall seek to improve accessibility to disadvantaged communities and groups, including farmworkers and the disabled, through the following:

- Propose to the Board of Supervisors to add measurable goals and objectives to the Local Road Safety Plan.
- Hold regular public meetings, accessible in-person and online, to discuss and monitor progress on road, pedestrian, and bicycle safety to provide all residents, including those in disadvantaged communities, an opportunity to engage actively on issues that affects them.
- Collaborate with community-based organizations and residents from disadvantaged communities, including the disadvantaged communities listed on Table EJ-1 of the General Plan Environmental Justice Element to identify road improvements.
- Focus active transportation efforts in the communities of: Calwa, Malaga, Cantua Creek, Tranquillity, Del Rey, Biola, and Riverdale.
- Continue to apply for grants to fund new and improved walking, biking, and rolling access for individuals with disabilities.
- Incorporate community input regarding sidewalks or other public facilities when supporting and/or applying for funding to improve access to schools and parks.
- Give priority to disadvantaged communities when seeking infrastructure and active transportation funding opportunities.
- Coordinate with Caltrans to encourage development of projects to mitigate roadway pollution along major interstates, such as the development of green barriers near existing sensitive land uses.
- Collaborate with and encourage the City of Fresno (Fresno Area Express) and Fresno County Rural Transit Agency to solicit input from disadvantaged communities with the goal of identifying the need for potential new routes to healthcare facilities, employment centers, and shopping outlets that provide access to healthy foods, including fresh produce and proteins.
- Increase coordination efforts between Fresno County Rural Transit and Fresno County to include, as determined necessary, bus stops and other improvements when reconstructing rural roads.
- When appropriate, implement Complete Streets design guidelines on a project-by-project basis to improve transportation safety and efficiency.

Financing	Safe Streets for All Action Plan Grant (SS4A), Department of Public Works and Planning Road Fund, Active Transportation Program, Measure “C” Urban and Rural Trails, Americans with Disabilities (ADA) funds, Highway Safety Improvement Program
Time Frame	Complete Action Plan by December 2027

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	Design, fund, and construct sidewalk improvements by the end of 2030
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	The County shall invest over \$10 million to construct 7.5 new miles of sidewalks and reconstruct 2.4 miles of sidewalks to include gutters, 120 new ADA ramps, the reconstruction of 41 ramps not up to date with ADA requirements in the disadvantaged unincorporated communities of Del Rey, Tranquillity, and Calwa by November 2030. Continue to apply for funding, when possible, to improve transit connectivity and safety and give priority to DUCs and West and Southeast Fresno sites.
Relevant HE Policies	1.7, 3.5
Relevant EJ Policies¹	EJ-A.6 (Caltrans Coordination), EJ-A.11 (Prioritization of Improvement and Programs), EJ-B.1 (Access to Services), EJ-B.2 (Encouraging Outdoor Activity), EJ-B.3 (Safe Routes to School), EJ-B.4 (Bicycle Facilities), EJ-B.5 (Bicycle Routes), EJ-B.6 (Parks and Trails Quality), EJ-B.8 (Rural Complete Streets)

Note 1: The environmental justice policies referenced are from the 2024 General Plan.

Program 33: Improving Housing Options

Contributing factors to the barriers experienced by lower-income residents also include displacement risk resulting from overcrowding and disproportionate need for safe and affordable housing options. This is particularly true for extremely low-income households living in rural communities. These contributing factors are characterized by the following:

- High overall cost of housing.
- Limited range of available housing types.
- Dominance of single-family housing, which is typically a more expensive housing option.

The County, consistent with state law, already permits accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to be permitted as a matter of right on any residentially zoned parcel, excluding parcels located within designated Low Water Areas and parcels less than two acres in size that are only served by well and septic systems. Further, the County shall provide pre-approved Standard Plans for the construction of ADU, duplex, triplex and fourplex housing to any individual or developer proposing to construct such housing units within Fresno County, reducing development costs and increasing design approval certainty.

The County shall promote a greater variety of affordable housing options, particularly for extremely low-income households, by exploring as a part of Community Plan updates where zoning could be amended to

permit duplex, triplex and fourplex housing based on community desire, development interest, and infrastructure capacity.

The County shall provide flyers informing eligible communities about those Standard Plans and provide guidance regarding the plan check and permitting processes for the construction of an ADU, duplex, triplex and fourplex dwellings.

The County shall apply for state and federal grants and work with local credit unions and banks to identify funding opportunities for construction of ADU, duplex, triplex and fourplex housing within eligible areas. Additionally, the County shall pursue state and federal grant opportunities to update Community Plans to streamline the permitting of ADU, JADU, duplex, triplex and fourplex dwellings within the identified Community Plan areas. This streamlining may include the abandonment of alleyways to re-purpose such spaces as developable land for housing units, as was recommended by a member of the public during a community outreach meeting conducted within Biola in June 2023.

The County of Fresno, through the Department of Internal Services and the County Administrative Office, is seeking funding to provide affordable high-speed internet availability to underserved unincorporated residents in Fresno County. The County shall also continue to explore the possibility of applying for grants to fund new internet infrastructure and partner with internet providers and meet to discuss grant opportunities to expand access to affordable high-speed internet in underserved unincorporated rural communities.

The County shall further expand housing options by evaluating and revising its permitting process and zoning to for licensed and unlicensed care facilities serving seven or more in every residential zone. This includes amending the Zoning Ordinance to clarify that such facilities are permitted in every residential zone with a conditional use permit. The County shall also evaluate the conditional use permit process and parking standards as constraints to the development of residential care facilities that serve seven or more residents based on timing, cost, and approval certainty. For example, parking requirements may be refined by type of care facility based upon typical car usage rates of the occupants rather than by amount of building space and number of employees. This evaluation will include soliciting feedback from developers of residential care facilities. The County shall amend the Zoning Ordinance to reduce unnecessary parking requirements and streamline the permitting process by subjecting residential care facilities only to objective standards. The County shall also amend, if necessary, the population density for unlicensed care facilities serving seven or more.

Finally, the County shall amend the Zoning Ordinance to remove the constraint of a single-story limitation due to existing maximum building height standards in areas zoned R-2A. Maximum permitted building heights shall be increased from 20 to 25 feet in the R-2A zone, thereby allowing two-story buildings. The County shall also eliminate the R-3A zone, which is not currently applied to any parcel in the county, ensuring that any future development associated with the higher density of the R-3 zone can build up to 40 feet in height.

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Financing	General Fund, Local Early Action Planning (LEAP), Regional Early Action Planning (REAP), state and federal grant funds for internet connectivity
Time Frame	Obtain Plan Check approval of Standard Plans by December 2024; annually distribute flyers beginning in 2024 Collaborate with local credit unions and banks in 2025 to fund the construction of ADU, Duplex, Triplex, and Fourplex Identify state and federal grant opportunities for funding ADU, Duplex, Triplex, and Fourplex by 2025 Identify state and federal grant opportunities for Community Plan updates in 2025; update one community plan by 2027, a second community plan by 2028, and a third community plan by 2030 Evaluate parking and conditional use permit requirements as constraints for facilities serving seven or more in residential zones, including by meeting with residential care facility developers and operators, in 2025. Modify the Zoning Ordinance to remove identified constraints by June 2026. Amend the Zoning Ordinance to allow two story buildings and increase the maximum height to 25 feet in the R-2A zone and remove the R-3A zone by 2025. Adopt zoning changes within one year of Community Plan updates Apply for grants and facilitate expansion of access to high-speed internet by 2031
Implementation Responsibility	Department of Public Works and Planning, Department of Internal Services, County Administrative Office
Quantified Objective	Annually inform 250 farmworkers either by social media or distribute, mail, and/or post 200 flyers or through community partners Permit 40 ADUs and 35 units through duplex, triplex or fourplex projects during the planning period Complete three Community Plan updates during the planning period (Del Rey, Riverdale, Biola) Adopt zoning changes related to duplex, triplex, and fourplex dwellings within appropriate Community Plan areas Amend the Zoning Ordinance to clarify that facilities serving seven or more in residential zones are permitted in every residential zone with a conditional use permit. Adopt zoning changes to remove constraints posed by parking standards and the conditional use permit process for residential care facilities serving seven or more in residential zones throughout the unincorporated county Apply for at least two grants and coordinate with internet providers to fund the expansion of affordable high-speed internet access to disadvantaged unincorporated rural communities. Expanded access to high-speed internet for 3,000 households

Relevant HE Policies	1.2, 11.7, .8, 2.1, 2.3, 2.6, 2.7, 3.5

Program 34: Racially Concentrated Areas of Affluence (RCAA)

Another contributing factor to the barriers experienced by lower-income residents is the presence of Racially Concentrated Areas of Affluence (RCAA). This contributing factor is characterized by a proximity to higher paying job opportunities in the incorporated cities of Clovis, Fresno and Sanger, and fewer farmworker jobs.

The County shall make efforts to market to developers the sites that are rezoned for RHNA purposes in order to diversify high income RCAA areas with lower-income households. In doing so, the County shall facilitate the construction of one multifamily development within proximity to the incorporated cities of Clovis or Fresno during the planning period. This includes the sites identified for rezoning in census tract 54.01 in the Southeast Fresno SOI—see Tables 1A-8 and 1A-21.

As detailed under Housing Element Program 17, Affordable Housing Incentives, the County shall continue to offer incentives to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless. Examples of incentives include gap financing, County and state density bonus provisions, and streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible). These incentives can be applied to sites in census tracts designated as a RCAA and high/highest opportunity areas. Additional programs that directly or indirectly address farmworker assistance include Programs 17, 18, and 35.

Financing	General Fund
Time Frame	Entitlements for first affordable housing development in a RCAA by 2026, second by 2028, and third by 2030 Advertise RHNA sites annually and throughout the planning period
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Provide technical assistance and support to developers and/or other agencies to facilitate one affordable housing developments during the planning period in a census tracts identified as a RCAA, either on unincorporated land (that may be annexed concurrent with entitlement) or in a city Advertise the RHNA sites available for development annually during the annual housing meetings
Relevant HE Policies	5.1, 5.3

Program 35: Housing for Farmworkers

Contributing factors to the barriers experienced by lower-income residents also includes the large presence of lower-income farmworkers. This contributing factor is characterized by the following:

- High unmet need for farmworker housing, which is often in poor condition and overcrowded.
- Farmworkers cannot afford market-rate housing.
- High rates of poverty and communities of color among farmworker populations.

The farming industry is the foundation of the County's economic base. According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture, about 37,819 workers were employed in farm labor throughout the county, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons. The County shall:

- Actively partner with HCD and the UC Davis Western Center for Agricultural Health and Safety on their upcoming California Farmworker Housing Study, which is being conducted to fulfill the requirements of AB 1654 (2022).
- Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Fresno County Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to discuss opportunities and potential sites suitable for new housing for farmworkers, as well as existing farmworker housing developments that are in need of rehabilitation and preservation.
- Explore incentives such as: expedited permit processing, plan checking, and inspections to encourage and facilitate the development of housing for farmworkers in the unincorporated county.
- Continue to support and encourage other agencies and housing developers, such as the Fresno County Housing Authority and Self-Help Enterprises, in the application of funds for housing for farmworkers, including: State HCD's Joe Serna Jr. Farmworker Housing Grant Program, USDA Rural Development loans and grants, and other funding sources that may become available.
- Outreach to farmworkers to make sure they are aware of new and existing affordable housing opportunities.
- Conduct targeted proactive code enforcement every other year to property owners that are known to provide housing to farmworkers and connect them with home rehabilitation resources (see Program 23) to improve housing conditions for this segment of the community.
- Require multifamily development that are funded through County programs to include specific outreach efforts to inform farmworkers about their housing developments in the required Fair Housing Marketing Plan. County staff during their annual monitoring is to review the marketing efforts that were conducted.

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- Develop a directory of housing services and resources available in the region for lower-income households. The directory will include a chapter detailing housing services and resources that are specifically available to farm workers. Create a Quick Response (QR) code for easy access to the document.
- Monitor the housing needs of farmworkers by meeting with appropriate agencies and farmworkers and evaluate the status of farmworker housing as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating the provision of housing for farmworkers. If appropriate, make necessary changes to enhance opportunities and incentives for developing housing for farmworkers.
- Evaluate and pursue opportunities to integrate units reserved for farmworker households, as allowed by funding, into affordable housing developments developed in connection with Programs 17 and 18.

Financing	General Fund, US Department of Agriculture (USDA)
Time Frame	Meet with agencies, housing developers, community stakeholders, and agricultural employers/employees on an annual basis to discuss farmworker housing needs; offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker housing. Proactive code enforcement for properties renting to farmworkers and connecting property owners to rehabilitation resources every other year.
Implementation Responsibility	Department of Public Works and Planning
Quantified Objective	Annually meet with agencies, housing developers, community stakeholders, and agricultural employers/employees to discuss farmworker housing needs Distribute the resource directory to 200 farm workers and to agencies that provide services to farmworkers annually Facilitate one new affordable housing development in areas of concentrated need for farmworkers in the unincorporated county or a city that participates in the County's CDBG/HOME Joint Powers Agreement (County JPA); integrate units reserved for farmworker households as allowed by funding Facilitate the rehabilitation and preservation of 1 existing farmworker housing development to reduce displacement risk and facilitate place-based revitalization in the unincorporated county or its partner cities
Relevant HE Policies	1.2, 2.1, 2.3, 2.4, 2.5, 4.1, 4.2, 4.3

Quantified Objectives

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing based on needs, resources, and constraints. Table 1A-1 shows the quantified objectives for the 2015-2023 Housing Element planning period. These quantified objectives represent targets. They are not designed to serve as minimum production numbers but are estimates based on prior experience, anticipated funding levels, and expected housing market conditions.

Table 1A-1: Quantified Objectives Summary

Program	Extremely Low ¹	Very Low	Low	Moderate	Above Mod	Total
RHNA	353	353	391	370	883	2,350
New Construction						
6. Perm Supportive Housing	75 units					75
14. Adequate Sites ²	1,097 units			370 units	883 units	2,350
15. Lot Merger & Subdiv	5 developments					5
17. Afford Hsng Incentives	1 MF devt uninc / 2 in partner cities (total 150 units / \$5 million funding)					3 / 150 / \$5M
33. Improving Housing Opts	Inform 250 farmworkers/200 flyers; 40 ADUs, 35 units through 2/3/4-unit projects, 3 CPs					250/200/15/5/3
34. RCAA	1 development					1
35. Housing Farmworkers	1 development					1
Rehabilitation						
7. Room & Board	Improve 50 units / Educate 20 people					50/20
18. Extremely Low-Income	149 units / \$5M / 5 FTE					149 units / \$5M / 5 FTE
23. Housing Pres & Rehab	115 units (HARP/RRP), 133 hh/700 ppl (LEAD), 5 (UCP); Outreach 500 hh/yr; 150 hh w/child/yr; 2 Spanish / 3 bilingual media campaigns: 1 grant					115/133/700/5; 500/150; 2/3; 1
24. Code Enforcement	10 substandard housing violations; 100% review and information					10/100%
Assistance, Conservation, or Preservation						
3. Reduce Homelessness & 27. Rental Assistance	<10% compared to 2023 PIT					<10%
4. Homeless Needs	+2 communities evaluated in annual PIT counts					+2 comm
5. Access/Transform Health	Assist 350 & enroll 200 people per yr					350/200
8. Housing Nav/Linkages	Serve 1,000 / linkages 60% clients/yr					1,000/600
9. Scattered Site Leasing	+7 units					7
10. Housing Coord/Cons	Assist 300 people					300
11. Recovery Housing	+15 units					15
12. Youth Homeless	Assist 100 youth					100
13. Seniors/Disabilities	Attend 3 community meetings per year					3

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Table 1A-1: Quantified Objectives Summary

Program	Extremely Low ¹	Very Low	Low	Moderate	Above Mod	Total
16. Infrastructure/Services	3 wastewater/water extensions; 13 improvement projects; 1 community facility 100% service providers informed					3/13/1; 100%
19. Preservation of At-Risk	9 units					9
25. Homeowner Assist	5 lending institutions; HAP/sweat equity 40 homes; 1 additional funding source					5/40/1
26: Housing Choice Vouchers	HCV +5%; 100 landlords/yr, 350 flyers/yr to areas of high seg/pov					+5%/100/350
28. Energy Conservation	Inform 700 hh/yr through Prog. 23; 3 community mtgs/yr; 2 outreach efforts; 1 grant for mobile homes; \$1.5M					700/3/2/1/\$1.5M
32. Improving Accessibility	7.5 mi new and 2.4 mi reconstructed sidewalk, 120 new and 40 reconstructed ramps					7.5/2.4; 120/40
35. Housing Farmworkers	Resource directory to 200 workers/agencies; 1 development					200/1
Affirmatively Furthering Fair Housing						
29. Monitor, Outreach, Refer	6 virtual/6 in-person wrkshps, 12 mtgs, 15 acts; 5,000 flyers; 100% housing program applications in Spanish					6/6/12/15; 5,000/100%
30. Access to Education	+10% participation					+10%
31. Access to Employment	CEDS update/2 mtgs; 300 emp opps/yr & 100 job placements/yr; Train 120 ppl; +10 students; 500 flyers & 50 referrals					2;300/100; 120/10/500/50
See also Programs 5, 16, 23, 26, 32, 33, 34, 35 listed above.						

Notes:

1. While the RHNA methodology and allocation does not provide a figure for extremely low-income households, state law directs the County to address the existing and future housing need for extremely low-income households. The projected future need can be estimated at one-half of the County's very low-income RHNA allocation or 353).
2. Future projections of development and capacity are permitted by HCD to be grouped for extremely low-, very low-, and low-income categories (collectively called "lower-income").

SECTION 1A-2: SITES INVENTORY

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

Fifth-Cycle Housing Element RHNA

Assembly Bill (AB) 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle. As part of its 2015-2023 Housing Element, no rezoning was required to accommodate lower-income and moderate-income housing to meet this requirement, even after subtracting capacity from the Friant Ranch Specific Plan. Accordingly, no carryover of units from the Fifth-Cycle Housing Element planning period is required during the Sixth-Cycle Housing Element.

Sixth-Cycle Housing Element RHNA Analysis

Regional Housing Needs Allocation

The RHNA is the state-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following three steps.

1. **Regional Determination:** The California Department of Housing and Community Development (HCD) provides each region with a Regional Determination of housing need, which includes a total number of units split into four income categories. The County of Fresno is in the region covered by the Fresno Council of Governments (FCOG). HCD allocated FCOG a Regional Determination of 58,298 units for the Sixth-Cycle RHNA planning period (2023-2031). This is the total number of units that the cities and counties in the FCOG region must collectively plan to accommodate.
2. **RHNA Methodology:** Councils of Governments (COG), including FCOG, are responsible for developing an RHNA methodology for allocating the Regional Determination to each city and county. This methodology must further specify state objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.
3. **Housing Element Updates:** Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's housing element for compliance with state law.

The County of Fresno’s share of the regional housing need was determined by a methodology prepared by FCOG as part of the Regional Housing Needs Plan, adopted in October 2022. In accordance with FCOG’s Regional Housing Needs Plan, the County must accommodate a total of 2,350 housing units between July 30, 2023, and December 31, 2031. Table 1A-2 shows the City’s RHNA by income category. Of the 2,350 total units, the County must plan to accommodate 706 units for very low-income households, 391 units for low-income households, 370 units for moderate-income households, and 883 units for above moderate-income households. The County will address its RHNA through a combination of planned and entitled units, projected trends in manufactured and rural single-family homes, and vacant parcels with appropriate zoning and access to infrastructure to facilitate development during the planning period.

Table 1A-2: Regional Housing Needs Allocation, 2023-2031

Income Category	Allocation	Percentage
Very Low ¹	706	30%
Low	391	17%
Moderate	370	16%
Above Moderate	883	38%

Note 1: The County assumes 50% of the very low-income units to reflect extremely low-income need.

Planned and Entitled Units

The County first analyzes projects that are already planned and/or entitled for residential development and are expected to be built during the planning period. These projects represent individuals and companies that have already committed significant time and money into securing the right to build housing soon.



Willow Heights Affordable Apartments

The County is processing an affordable housing development in the community of Riverdale. The developer, Willow Partners, is proposing a two-phase multifamily development on a 7.4-acre parcel next to Fipps Primary School and State Foods Supermarket.

The first phase is 62 units on 4.8 acres of the 7.4-acre site (density of 12.9 units per acre), with a mix of 10 one-bedroom, 28 two-bedroom, and 24 three-bedroom units serving lower-income families. Buildings will be in the style of two-story garden style apartments and site amenities will include a children’s play area, pool, community room with a kitchen, and computer vestibule.

The property will be professionally managed and include an onsite manager's unit. Entitlement for the first phase is expected in 2025/2026 with occupancy expected by 2027/2028.

The remaining 2.5 acres of the site is planned for a second phase, consisting of 32 units in the same style, unit mix, and affordability. The developer anticipates that this phase will be constructed and completed during the planning period.

Willow Partners builds and maintains over 1,000 units of affordable apartments throughout the state, including other properties in the cities of Huron and Kerman. Affordability for both phases will be secured by one or more funding sources, including tax credit funds, USDA, the Joe Cerna Farmworker Housing Grant program, HOME, or the Permanent Local Housing Allocation Program (PLHA).



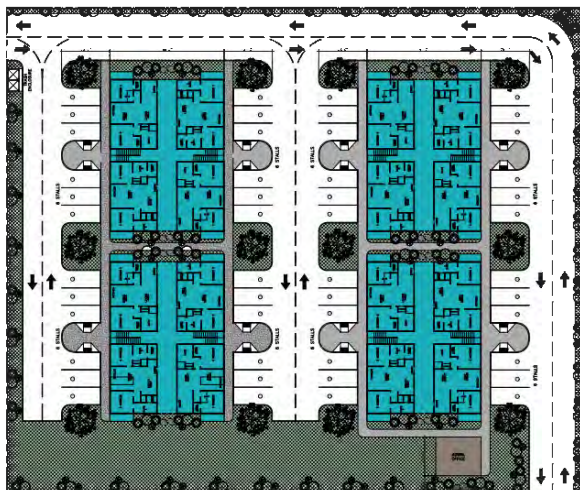
Del Rey Family Housing

The County is processing an affordable housing development that is being proposed by the Fresno County Housing Authority in the community of Del Rey. The multi-phase project will be built on an 18-acre parcel next to Del Rey Elementary School. A lot subdivision will be processed to separate the multi-family and single-family phases.

The first two phases consist of 127 multifamily units on 6.5 acres of the site (density of 19.5 units per acre), with a mix of one-, two-, and three-bedroom units serving extremely low-, very low-, and low-income families. Buildings will be in the style of two- and three-story townhomes and site amenities will include a lawn and open play area and soccer field. Development of the first two phases is expected to be simultaneous, with construction starting in 2026 and finishing within two years.

The remaining 11.5 acres (including 0.5 acre of shared public access road), on the northern part of the 18-acre parcel are planned for 46 lower-income single-family units (density of four units per acre), to be developed by the Fresno County Housing Authority in conjunction with Self-Help Enterprises. Affordability for both phases will be secured by one or more funding

sources, including tax credit funds, USDA, the Joe Cerna Farmworker Housing Grant program, HOME, or PLHA.



McKinley Apartments

The County is processing a pre-application for a two-story apartment complex to be constructed on a 1.73-acre site located on McKinley Avenue west of Marks Avenue in the Fresno High/Roeding Community Plan. The complex will consist of 45 two-bedroom units, which equates to a density of 26 units per acre. The site will be zoned R-3, which permits up to 29 units per acre.

The apartments are expected to rent for prices that are affordable for moderate-income families. While some funding options are being explored to support lower-income affordability for a portion of the units, for the purposes of the Housing Element sites inventory, the County is only considering the project to be affordable at the moderate-income level. The applicant expects construction to start within the first two years of the planning period.

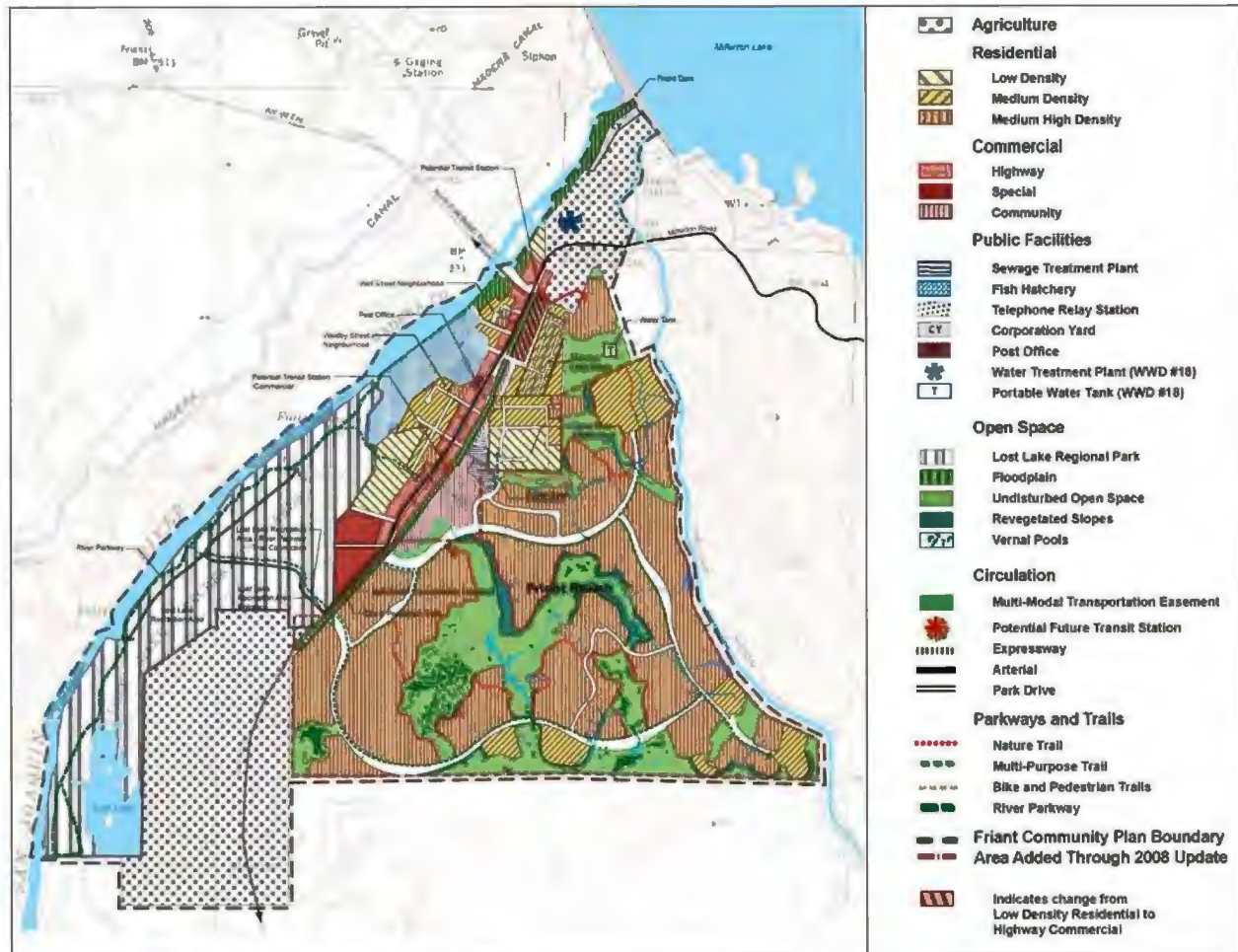
Friant Ranch Specific Plan

The Friant Ranch Specific Plan was initially approved in 2011 and envisioned a master planned community adjacent to Millerton Lake. On May 20, 2014, the Fresno County Board of Supervisors approved an application to allow the construction of a tertiary-level wastewater treatment facility to treat wastewater from the Friant Ranch Project Specific Plan Area as well as existing developments within the Community of Friant. On December 7, 2015, the Fresno County Board of Supervisors adopted the Friant Community Plan Update which increased the community plan boundary by adding the 942-acre Friant Ranch Specific Plan Area approximately five miles north of the cities of Fresno and Clovis.

Implementation of the Specific Plan was held up by litigation concerning air quality analysis in the project's environmental impact report (EIR) and the County voted to rescind its approval of the project on April 13, 2021, as required by the Court of Appeal judgement. However, on October 5, 2021, the County announced an intention to recirculate the portions of the EIR identified by the courts to need additional analysis. In 2023, the County released a Partially Revised and recirculated Draft EIR (Draft EIR) for the Friant Ranch Community Plan that contains the augmented air quality analysis. While additional time may be necessary to complete the re-entitlement of the specific plan and associated environmental clearance, the County forecasts that the project will ultimately be ready to develop during the early stages of the planning period.

The Friant Ranch Specific Plan provides for future development of up to 2,500 dwelling units in a master planned community, consisting of 346 multifamily units at a density of 12 to 20 units per acre (166 age-restricted and 180 non-age-restricted), 50 units of live-work units, and 2,104 clustered single-family units at various densities.

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The applicant indicated (and the Draft EIR analyzed) that buildout of the entire development would occur within 10 years (per Table 3.3-5, Construction Phasing, in the Draft EIR) and that the wastewater treatment plant will be constructed.

At the time of this document's publication (late 2024), the County anticipates the project will be presented to the Planning Commission by February or March 2025 and, if recommended for approval, will proceed to the Board for consideration by May 2025. Based on this timing, the County estimates construction could begin in 2026, and the first units could be occupied in 2027. This means that the County could consider the project's first six years of development (2026-2031) to take place during the Sixth-Cycle RHNA planning period. The project's phasing plan indicates annual construction of 230 units each year through year seven, with the applicant indicating multifamily units will be constructed in the early phases while the live-work units are planned for the eighth year. Based on these figures, the County projects that approximately 1,380 units will be constructed in the Friant Ranch Specific Plan by 2031.

Based on expected densities, product types, and target occupants (senior), the multifamily units have the potential to be affordable for lower-income households, whether through smaller studio or one-bedroom

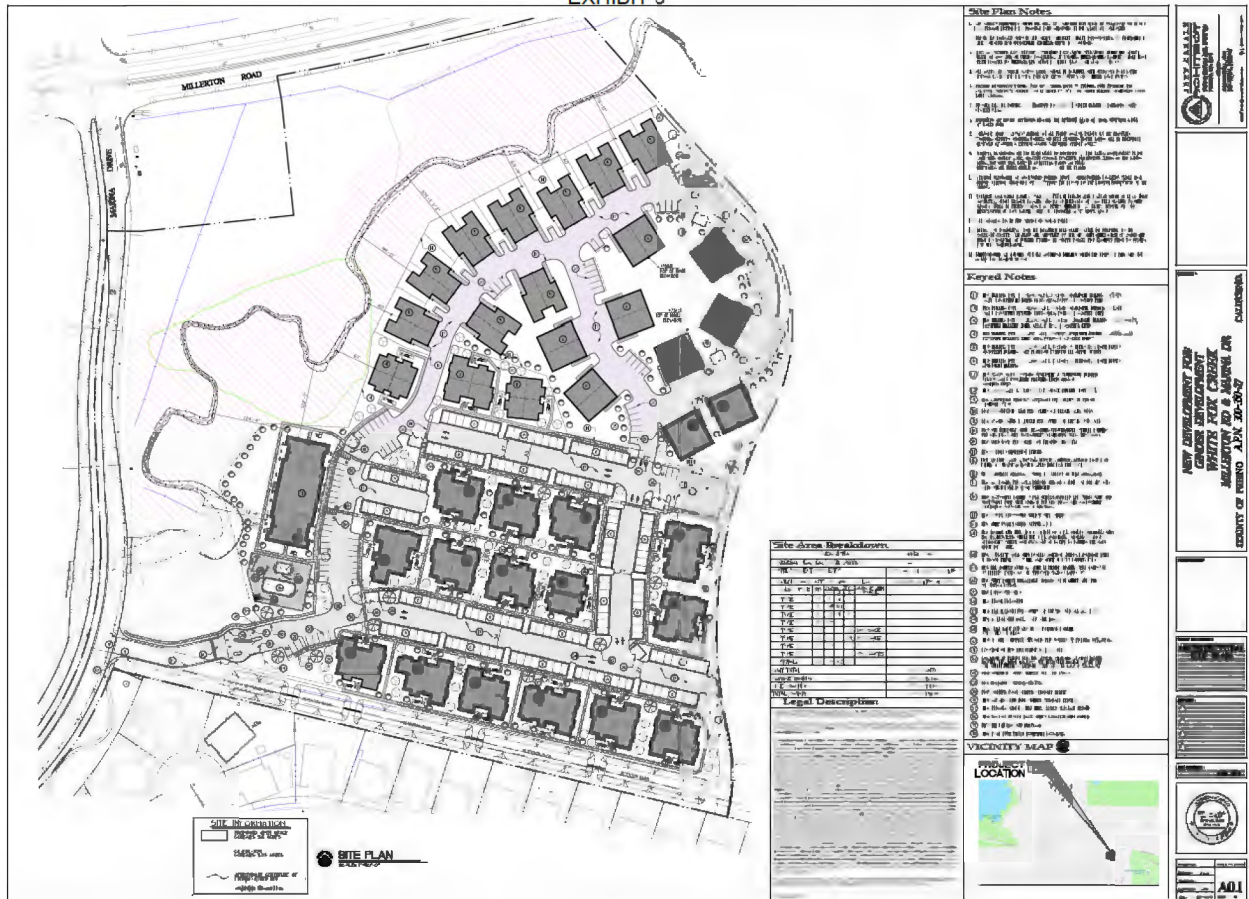
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units or a portion of the senior housing units. However, to be conservative, the County is only assuming that the 346 multifamily units could be affordable to moderate-income households.

Recent single-family home prices in and around the Millerton Lake area, including the brand new master planned community of Tesoro Viejo and Cottonwood Creek at The Preserve just across the county line (within three miles), indicate that most single-family homes would be priced at \$400,000 or above. However, the Tesoro Viejo master planned community contains multiple products with pricing in the high \$300s that would even be affordable to smaller (2-person) moderate-income households. Based on this nearby pricing information, the County assumes that 103 or 10% of the single-family homes to be built in the Friant Ranch Specific Plan could be affordable to moderate-income households. The balance of 931 single-family homes is presumed to be affordable to above moderate-income households. To reflect the past delays with the project and the potential for unexpected delays to reappear, the County is assuming, for the purposes of RHNA capacity, a scenario where construction might start later than currently expected. Assuming a start date as late as 2029, the County has identified 173 of the 346 multifamily units for moderate-income households, 52 of the 103 single-family homes for moderate-income households, and 465 of the 931 single-family homes for above moderate-income households as pipeline units for this planning period.

White Fox Creek Multifamily Development

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The County recently approved (August 6, 2024) the White Fox Creek project, a 202-unit multi-family rental development in the Millerton Specific Plan. This land was previously entitled and envisioned for a hotel and 66 housing units. This project is comprised of 22.25 gross acres (16.65 net acres after removing undevelopable creek area), approximately three miles east of the unincorporated Friant community. This development consists of a total of 202 units within 32 two-story buildings, with 70 one-bedroom units (36 age-restricted), 102 two-bedroom units, and 30 three-bedroom units.

The site is within the Millerton Specific Plan Area that is served by piped water and sewer through County Service Area No. 34 (CSA 34). The Specific Plan covers approximately 2,000 acres planned for 5,074 equivalent residential units. Millerton Lake provides domestic water through a transmission line and pumping facility and wastewater is addressed by tertiary treatment facilities. One residential neighborhood was constructed in 2016 and two additional neighborhoods are currently being completed/under construction. As new development is permitted and constructed, agreements for infrastructure connections are finalized. With roughly 10% of the total units built or under construction, the majority of residential and infrastructure capacity remains.

The project developers have not specified estimated housing costs for future residents of this project in its preliminary phase. However, according to advertised rental rates (Zumper), the current (November 2024) average rent for one- and two-bedroom apartment units in the Friant area is \$1,865 and \$1,976, respectively. This rate is roughly comparable to those of newly built (2022) multifamily in North Fresno (closest new development in Fresno County), including:

1. The Lark at Copper River Apartments, with 2024 rental rates ranging from \$1,950-\$2,050 for 1-bedroom units, \$2,150-\$2,250 for 2-bedroom units (\$2,750 for townhouse), and \$2,550-\$3,150 for 3-bedroom units
2. Woodward Park Townhouse with a 2024 rental rate of \$2,590 for a 3-bedroom unit

Using the same assumptions as in Table 2-24 of the Regional Section (Fresno County Ability to Pay), with updates to reflect 2024 income limits, the maximum monthly affordable rent for moderate income households is: \$2,110 for a two-person household, \$2,374 for a three-person household, and \$2,638 for four-person household. Based on the identified bedroom mix of the White Fox Creek project and their estimated household sizes (1-2 persons for age-restricted units, 2-3 persons for non-age-restricted units, potentially larger households for three-bedroom units), current market rents for comparable areas and properties, and affordability thresholds, all of the one- and two-bedroom units could be affordable to moderate income households. However, to be conservative, the County is assuming that roughly half of the age-restricted and non-age-restricted one-bedroom units (35) and roughly three quarters of the two-bedroom units (79), and roughly half of the three-bedroom units (15) would be affordable to moderate income households (total of 129 units). The balance (73) would be assumed to be affordable to above moderate income households.

Single-family Home Projects

There are a number of small or medium applications in the pipeline that consist of single-family homes (subdivisions or individual homes) likely affordable only to above moderate-income households. Examples are listed below and identified in summary on Table 1A-6 as Market Rate Single Family. Note that this is not meant to be an exhaustive list, but rather to demonstrate a pipeline of units to address a portion of the above moderate-income RHNA. These units are separate from and are not considered in the discussion of rural single-family home trends and projections.

- 3 single-family homes on the north side of SR-180 between Peach and Villa Avenue.
- 20 single-family homes north of SR-180 off of Locan Ave south of Belmont Avenue.
- 16 single-family homes at the junction of Friant Road and Willow Avenue.
- 37 single-family homes approved individually in 2023 that are still considered in the pipeline for the planning period (APNs 34814002S, 13615211, 58103004S, 58014016, 39309010, 56502001, 57101114, 15802206, 58014010, 30023009, 13518051, 1541006, 55901216, 15026007, 13637108, 57116023S, 04239014, 31404217, 31014307, 15820316, 11854062, 13091301, 50403017, 13820010,

50504075, 13845011, 44232023, 12031331, 30918050S, 30023008, 30808128S, 30036021, 13080326, 37317045, 55306025, 38503190, and 56603012S).

Accessory Dwelling Units (ADU)

While ADUs have not historically been a common development option pursued by unincorporated residents (25 permits issued in 2015 followed by annual totals between 1 and 4 through 2022), the County is actively promoting and implementing the ADU-related aspects of Program 33 (Improving Housing Options). This includes meeting with applicants and providing pre-approved ADU plans, which have led to an increase of ADU permitting activity. Of the 11 permitted in 2023, using HCD's Housing Affordability Calculator, seven were determined to be affordable to lower-income households and four were determined to be affordable to moderate-income households, as reported in the 2023 Annual Progress Report (APR). Of the 11, one was approved in March and was built later in 2023 (lower income affordability). The remaining were permitted in May (2), June (2), October (3), or December (3) of 2023, and are still considered in the pipeline. While the County is confident that its implementation of Program 33 is leading into increased ADU activity, past ADU trends are not yet sufficient to forecast additional RHNA capacity. As ADUs are permitted and constructed, the County will continue to report this activity in its APR.

Trends and Capacity of Single-Family Homes on Well and Septic

The County also evaluates development trends of single-family homes built in the unincorporated county that are not served by piped water and wastewater services. Such development has historically represented a consistent source of affordable housing due to the low cost of land and development in the unincorporated county.

Trends and Capacity of Manufactured Homes

Manufactured homes offer residents the ability to buy a single-family detached home at prices that are often 15% to 20% lower compared to site-built homes. This cost savings facilitates homeownership for lower-income households in the unincorporated county where, compared to parcels in cities, land prices are lower and proximity to piped water and wastewater systems is not required. Table 1A-3 breaks down the total development costs of purchasing and installing a manufactured home. As shown in the table, the cost to buy land, purchase a manufactured home, pay applicable fees, and install the foundation and infrastructure systems is within the maximum affordable purchase price of low-income households, whether they are occupied by two, three, or four people.

Table 1A-3: Cost Estimates to Develop Manufactured Homes

Cost Factors	1-bed, 1-bath 560 square feet	2-bed, 1-bath 832 square feet	2-bed, 2-bath 960 square feet
Manufactured Home Unit ¹	\$66,300	\$74,300	\$84,000
County Planning / Building Fees	\$4,399	\$4,399	\$4,399
Regional Transportation Mitigation Fee ²	\$1,084	\$2,118	\$2,118

Table 1A-3: Cost Estimates to Develop Manufactured Homes

Cost Factors	1-bed, 1-bath 560 square feet	2-bed, 1-bath 832 square feet	2-bed, 2-bath 960 square feet
Indirect Source Review ³	\$1,100	\$1,100	\$1,100
Wildland Urban Interface CalFire Fee ⁴	\$2,000	\$2,000	\$2,000
School Fees ⁵	\$2,682	\$3,985	\$4,598
Unit Transportation / Delivery	\$5,000	\$10,000	\$15,000
Well and Septic System Installation ⁶	\$40,000	\$40,000	\$45,000
Electricity Connection / Extension	\$6,500	\$5,000	\$5,000
Propane Tank & Installation (Underground) ⁷	\$2,000	\$2,500	\$4,000
Air Conditioning & Installation ⁸	\$750	\$1,500	\$10,000
Landscaping	\$5,000	\$5,000	\$5,000
Foundation Construction / Installation	\$13,000	\$20,000	\$20,000
TOTAL DEVELOPMENT COST⁹			
Vacant land 2-5 acres, cost up to \$29,000	\$178,933	\$194,486	\$224,799
Vacant land 2-5 acres, cost up to \$49,000	\$198,933	\$214,486	\$244,799
Vacant land 2-5 acres, cost up to \$60,000	\$209,933	\$225,486	\$255,799
Max Affordable Price for a Low Income Household¹⁰	\$232,153 (2-person)	\$261,260 (3-person)	\$290,134 (4-person)

Notes:

1. Based on prices for manufactured homes (Clayton West) sold in Fresno County, as advertised in March 2023.
2. Charged by the Fresno County Transportation Authority.
3. Charged by the San Joaquin Valley Unified Air District.
4. Only required for properties within the (WUI) wildland urban interface (generally the Sierra (North and South) and Coalinga Regional Plan Areas). The majority of the county is not within a WUI area and is not within a fire hazard severity zone (state or local responsibility areas) as determined by CalFire.
5. Assumes the maximum authorized of \$4.79 per square foot. This is the fee charged by Fresno Unified and Clovis Unified, although some charge less and some (Sierra Unified) do not collect any developer fees.
6. Reflects need for drilling down as deep as 300 feet and two-acre minimum parcel size for an onsite wastewater treatment system (OWTS or septic).
7. Tank size and household assumptions: 500 lb/2 pph, 750 lb/3 pph, and 1,000 lb/4 pph.
8. Room air conditioners were assumed for each bedroom in the 560- and 832-square foot homes (installed in the wall or window). A central air conditioning unit was assumed for the 960-square foot home.
9. Based on sales price for 19 unimproved parcels that are between two and five acres, have access to well water, are suitable for onsite septic systems, and are available for purchase in unincorporated county (Gravesboro, Sanger, Squaw Valley, Tollhouse), as advertised on Zillow in March 2023. Total sales prices ranged from \$12,500 to \$70,000, with \$29,000 representing lower quartile, \$49,000 representing average, and \$60,000 representing upper quartile.
10. Based on HCD Income Limits, 2022.

In 2023, the median total origination charge for a primary mortgage for a manufactured home in Fresno County was \$5,762 according to the Consumer Finance Projection Bureau. The median interest rate during this time period was 7.1%, with a mode of 7.8% and a maximum interest rate of 11%. The most commonly originated loan product was a loan of 30 years, though some loans were as short as 20 years. The median loan amount for originated loans was \$175,000, with a maximum loan amount of \$325,000. The median

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property value for which a loan was originated was \$245,000, which indicates that manufactured homes were available for purchase within an affordable price range. All of the observed manufactured units purchased in 2023, in Fresno County, are the principal residence of the buyer. This suggests that financing costs and the overall prices for most manufactured homes are in an affordable price range and serves as an indicator of a pattern that more affordable land parcels have been available.

The County anticipates the continued construction of an incremental number of manufactured homes, consistent with construction trends (occupancy permit issued) from the past years of 2018 to 2022 (based on annual progress reports). Table 1A-4 presents the estimated projection of new units to be permitted or constructed during the planning period (excluding any housing already in the pipeline). However, this estimate may be conservative. In 2023, permits were pulled for 20 manufactured homes and, based on the sales price of these units, all 20 were determined to be affordable to low-income households. The County's forecast on affordability is more conservative based on some cost increases compared to the previous housing cycle; e.g., well installation due to deeper drilling requirements. While low land costs in some areas may enable very low-income households to afford an appropriately sized manufactured home, the majority of manufactured homes are presumed to be affordable to low-income households in this planning cycle.

Table 1A-4: Manufactured Home Trends and Projections

Affordability (per APR)	2018 to 2023			Projections 2024-2031	
	Construction	Percentage Distribution	6-year average	Percentage Assumption	Projected Production
Very Low Income	26	52%	8.5	5%	3
Low Income	23	46%		85%	58
Moderate Income	1	2%		10%	7
TOTAL	50	100%		100%	68
2023 APR Listings of Permits Issued and Affordability by Income Category					
APN	APR Year	Very Low	Low	Mod	Above Mod
37310012 (built 4/13/23)	2023	-	1	-	-
18532033S (built 5/22/23)	2023	-	1	-	-
03508029 (built 6/7/23)	2023	-	1	-	-
32717121S (built 10/26/23)	2023	-	1	-	-
12871035 (built 11/3/23)	2023	-	1	-	-
04306076 (built 11/16/23)	2023	-	1	-	-
16042010S (built 11/27/23)	2023	-	1	-	-
32712067 (built 12/20/23)	2023	-	1	-	-
31024022	2023	-	1	-	-
11854061	2023	-	1	-	-
04128051	2023	-	1	-	-
14022060	2023	-	1	-	-
46311010	2023	-	1	-	-

Table 1A-4: Manufactured Home Trends and Projections

Affordability (per APR)	2018 to 2023			Projections 2024-2031	
	Construction	Percentage Distribution	6-year average	Percentage Assumption	Projected Production
18538070	2023	-	1	-	-
11855051	2023	-	1	-	-
18541025	2023	-	1	-	-
02516019S	2023	-	1	-	-
05335101S	2023	-	1	-	-
37334016	2023	-	1	-	-
33420138	2023	-	1	-	-

Note: Figures subject to rounding: average to nearest 0.5 and projections to whole numbers. Affordability of APR listings determined by HCD Housing Affordability Calculator.

Trends and Capacity of Rural Single-Family Homes

The County anticipates the continued construction of detached single-family units in rural areas during the planning period. Pending rural single-family housing (housing built away from urbanized areas serviced by onsite water wells and septic systems), is distributed throughout the unincorporated county. Parcels that are large enough to accommodate onsite septic systems (two acres or larger) are still plentiful in and around various unincorporated communities. Based on the past five years of construction activity, a little more than half (57%) of rural single-family homes were affordable to above moderate-income households and the balance (43%) were affordable to moderate-income households.

Affordability assumptions were calculated using assessed improvement value (which includes construction costs) plus land value plus roughly \$80,000 in fees and other site improvement costs (same site improvement costs as for manufactured homes, less unit transportation costs). Rural single-family homes are built one-at-a-time by individual households, typically employing a general contractor to transport raw or roughly finished materials to the site for onsite construction.

The County anticipates continued construction of rural single-family homes, consistent with trends (built and occupied) from 2018 to 2022 (based on annual progress reports). Table 1A-5 presents the estimated projection of new units to be permitted or constructed during the planning period (excluding housing in the pipeline). The County's forecast on affordability is slightly more conservative based on assumed cost increases compared to the previous housing cycle; e.g., well installation due to deeper drilling requirements.

Table 1A-5: Rural Single-Family Home Trend Projections

Affordability (per APR)	2018 to 2022			Projections 2023-2031	
	Construction	Percentage Distribution	5-year average	Percentage Assumption	Projected Production
Moderate Income	126	43%	25	40%	189
Above Moderate Income	170	57%	34	60%	284
TOTAL	296	100%	59	100%	473

Note: Figures subject to rounding.

The figures in Table 1A-5 are conservative projections and there are at least a thousand additional vacant parcels that are currently zoned for residential development at densities of one unit per two acres across the Valley and Foothill parts of the county. These parcels could support the installation of rural single-family homes that could be served by well and septic systems and are free of any environmental, infrastructure, or other constraints. In 2023, roughly half of single-family homes in unincorporated county areas for which building permits were pulled (46 of 89) were determined to be affordable to moderate or lower-income households. The majority of single-family detached homes at this affordability level were located in the Valley and Foothill areas, with a minority of single-family homes at this affordability level located in the unincorporated areas around Fresno, Clovis, Fowler, and Sanger as well as in the communities of Del Rey and Easton. These sites could provide additional capacity for the County's above moderate-income RHNA, should it be necessary. Per California Government Code Section 65583.2(b)(6), because these sites only address the above moderate-income RHNA and are not dependent upon connected/piped water and wastewater systems, such sites are not required to be identified in the Housing Element by parcel.

At the time of this Housing Element's production, the Friant Ranch Specific Plan has capacity to cover the majority of the County's above moderate RHNA figure, and no tabulation of additional capacity is necessary. However, should the Friant Ranch Specific Plan not be re-entitled early enough in the planning period to provide capacity for the County's remaining above moderate-income RHNA, the County will consider its above moderate-income RHNA capacity to be accommodated by a portion of the aforementioned additional thousand-plus vacant parcels that are already zoned and suitable for development.

RHNA Balance Prior to Vacant Land Capacity

The County expects to satisfy all of its above moderate and moderate RHNA, as well as a portion of its lower-income RHNA, through: affordable and market rate developments, the Friant Ranch Specific Plan currently under review, and projections of ongoing construction of rural single-family homes and manufactured homes on lots served by wells and onsite septic systems. After considering planned and projected units, the County has a remaining RHNA of 763 lower-income units to address through vacant and developable land.

Table 1A-6: Pipeline Development and Trend Projections

	Very Low	Low	Moderate	Above Mod	Total
RHNA 2023-2031	706	391	370	883	2,350
Planned or Entitled Units					
Willow Heights Apartments Phase 1	-	62	-	-	62
Willow Heights Apartments Phase 2	-	32	-	-	32
Del Rey Phase 1 – Multifamily	52	15	-	-	67
Del Rey Phase 2 – Multifamily	45	15	-	-	60
Del Rey Phase 3 – Single Family	-	46	-	-	46
McKinley Apartments	-	-	45	-	45
Friant Ranch Specific Plan	-	-	225	465	690
White Fox Creek Multifamily	-	-	129	73	202
Market Rate Single Family (2023/24)	-	-	-	76	76
Accessory Dwelling Units (2023)	-	6	4	-	10
Projections					
Manufactured Homes	3	58	7	-	68
Rural Single-Family Homes	-	-	189	284	473
SUBTOTAL	100	234	599	896	1,829
Remaining RHNA 2023-2031	606	157	-	-	763

Source: County of Fresno, 2024.

Availability of Land

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element “...identify adequate sites ... to facilitate and encourage the development of a variety of housing types for all income levels...” (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the County’s capacity to potentially meet its RHNA, an adequate-sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate

zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

Development Criteria

Although the County contains a vast amount of vacant land, specific criteria were applied to select only sites with the best chance of developing during the planning period, while maintaining consistency with the policies elsewhere in the General Plan and approaches to affirmatively furthering fair housing.

Vacancy Status

Any site included must be vacant, generally defined as undeveloped land but more precisely defined as land that is not already slated for future development and lacks any building improvements, unless they are clearly abandoned or so dilapidated as to be non-functional. Additionally, consistent with changes in state law, land used for agricultural purposes is no longer considered functionally vacant even with an absence of building improvements.

Environmental Hazards or Restrictions

Any site included must be free from environmental hazards and restrictions that could make future housing development unsafe or increase development costs substantially. The intent is to identify housing opportunities that accommodate the RHNA allocation without increasing the number of future residents exposed to potential harm caused by environmental hazards and without increasing the potential strain on emergency services during a disaster or periodic times of extreme weather. Vacant sites were excluded if they contained or were exposed to hazards related to earthquakes, 100-year flooding, dam/basin inundation, very high fire hazard severity zones, wind erosion, and airport safety zones. Vacant sites were also excluded if they were subject to conservation easements or Williamson Act contracts. Unless a site met additional criteria that indicated the site was functionally an infill site, vacant sites were excluded if they were designated as farmland that is prime, of statewide importance, or unique. The additional criteria for such a site to be considered an infill site and eligible for consideration are: no evidence of farming in the past 10 years, no Williamson Act contracts or other restrictions/limitations/easements, and surrounded on at least two sides by residential development served by piped water and sewer.

Only one site (APN 055-161-21S) is included in the inventory that meets these criteria (as an infill site) and is currently identified as prime farmland. No evidence of any agricultural activity (or any development activity) was found on this parcel dating back at least 30 years (based on aerial records). Additionally, the County is in the process of implementing its recently adopted (2024) General Plan, including encouraging the State of California to update its Important Farmland Map, which may include the reclassification of this parcel.

Established Community Areas

Any site included must be within an existing community planning area or unincorporated sphere of influence (SOI). Although development does occur outside of such areas, the amount of development is relatively small, and the County does not seek to encourage substantial growth outside of such areas.

Resource Areas

The County applied the lens of AFFH when considering vacant sites using the state's assessment of access to economic, educational, and environmental resources: the California Tax Credit Allocation Committee's (TCAC) Opportunity Maps. The County focused on identifying vacant sites for lower-income housing in high or highest resource areas that offered suitable zoning and proximity to urban services and amenities. The high and highest resource areas score the best in terms of access to educational and economic resources and the least amount of exposure to harmful pollution. The County reviewed both 2021 and 2023 TCAC opportunity area analyses. Many of the sites selected are in high or highest resource areas according to the 2023 analysis. Some areas in the western portion of the Fresno SOI that were in moderate resource areas in the 2021 analysis are considered to be in high resource areas as of the 2023 analysis, indicating improvement in local conditions. However, there are a small number of sites that are in moderate or lower-resource areas, including in the West Fresno SOI (low resource) and in the Caruthers area (moderate resource). These areas were deemed to be suitable for inclusion in the vacant sites inventory due to their stable or improving conditions and close proximity to higher-scoring census tracts and block groups. In the case of the West Fresno SOI, where two sites are in a low-resource census tract, the parcels are adjacent to each other and have the same property owner, who expressed an interest in having the properties rezoned. Both of these factors increases the likeliness of the site being developed during the planning period. Additionally, though the TCAC resource designation is low, this is partly due to education domain scores in the area. As part of Program 30, the County will work collaboratively with the Central Unified School District to identify housing-related impediments to student achievement and strategies to address these factors.

It should be noted that most of the land within the eastern part of the county is designated as high or highest resource areas but are relatively undevelopable for higher density housing. Much of the land in the Sierra Nevada region of the county is subject to excessive slope, in a National Forest, reserved exclusively for open space or habitat preservation, and/or is outside of or far from community planning areas and city SOIs.

Disadvantaged Communities

As summarized in the County's Environmental Justice Element, the vast majority of Fresno County's cities, communities (see Table EJ-1), and developable land are identified as disadvantaged communities (based on CalEnviroScreen (CES) version 3.0 or 4.0). CES is the State's data tool that identifies the relative health risk of people living in each census tract across California based on a variety of population and pollution criteria. The results are ranked, with census tracts that have the least health risk (compared to others in the state) being ranked in the 1st percentile (meaning 99% of census tracts have a greater health risk) and census

tracts that have the greatest health risk being ranked in the 100th percentile (meaning 99% of census tracts have a better health risk). Those census tracts ranked in the 75th to 100th percentiles (also referred to as the upper quartile) are considered a disadvantaged community. The County prioritized the selection of sites that were in census tracts that fell below the upper quartile based on the latest available data (CES 4.0). However, because of the agricultural nature of many parts of the unincorporated county (in small community areas and outside of city boundaries), the CES pollution factors and rankings tend to be higher (consistent with agricultural areas), and so sites were not eliminated if they fell within a census tract with a CES score in the upper quartile.

Parcel Characteristics

Only sites between one-half acre and 10 acres were considered suitable for lower-income housing. Additionally, parcels were excluded if they presented any constraints based on shape, access, easements, zoning overlays, or other property conditions that would unduly hinder future residential development. Any such characteristics that were present (e.g., utility easement) were factored into the site capacity calculations to ensure a conservative estimate of future development.

Sites 7, 8, and 9 are under common ownership but also contain a 70-foot wide utility easement that runs along the easter edge of the 300-foot wide properties, which reduces capacity on the parcels by roughly 23%. While future residential development could use a portion of the utility easement for parking and open space areas, to be conservative, the County has calculated the estimated realistic capacity on these sites using the minimum density along with an additional 50% reduction to account for potential site design complexities and inefficiencies.

Ownership

Sites were only included if they were owned by private individuals or entities. No sites were included if they were owned by exempt entities (e.g., federal government, tribal entities, state surplus sites, school districts, railroads, and special districts).

Infrastructure

Sites were only included if they either had known groundwater resources (for onsite wells), could support onsite septic systems (with adequate space for leech fields), or could be served by piped water and wastewater systems either now or early in the planning period. The County also only included vacant sites that were served by existing paved roadways, electricity, and telecommunications systems. Input provided by the Biola and Caruthers Community Service Districts (CSDs) indicate that ample water and wastewater connections are available in these areas.

In the Biola CSD, there are 654 water and 309 wastewater connections available, which is more than sufficient to serve the number of units identified to meet the RHNA in this area. In the Caruthers CSD area, there are currently approximately 31 water and 141 wastewater connections available, but a new well is being installed that will greatly expand water connections, ensuring ample capacity for water and

wastewater beyond the number of units identified to meet the RHNA in this area. In the Del Rey CSD service area, there are an estimated 215 water connections and 263 sewer connections available, which is more than sufficient to serve the pipeline project capacity identified to meet the RHNA.

Though water and sewer capacity is currently limited in Riverdale, the County recently provided millions in funding to supplement additional state funding to expand water capacity (by 400 to 600 connections) and wastewater (by 360 to 400 connections) capacity in the next few years, ensuring well beyond the capacity needed to serve the number of units identified to meet the RHNA in this area. Projects in the vicinity of Clovis and the City of Fresno will be served by existing water and sewer service in those areas which is sufficient to serve the units identified to meet the RHNA. Both jurisdictions latest available (2020) Urban Water Management Plans projected a large surplus of water supply in 2030, even after including forecasted growth: 16,113 acre feet in Clovis and 128,384 acre feet in Fresno (one acre foot equals approximately 326,000 gallons or about enough to serve two family households). The City of Clovis General Plan Environmental Impact Report (EIR) indicated an existing surplus capacity of over 17,000 acre feet. The Fresno-Clovis Regional Wastewater Reclamation Facility (which serves the areas in the County's sites inventory for the Fresno SOI) has a surplus (as reported in the 2022 EIR) of upwards 16 million gallons per day (MGD), with upgrades anticipated to increase capacity further by 15 MGD. Though sites 14 and 15 are considered close enough to existing sewer to facilitate future development in the planning period, the County has reduced the assumed development capacity by 50% to account for the parcel's distance from existing sewer (one-half mile), accounting for additional costs to obtain easements or run sewer extension within the public right of way.

Transit

Proximity to existing transit service was considered a desirable, though not required component of candidate sites. Proximity was defined as follows:

- **Ideal:** bus stop within a short walking distance (quarter mile)
- **Preferred:** bus stop within a medium walking distance (half mile)
- **Acceptable:** bus stop within a short biking distance (one mile)
- **Future Proximity:** bus stop adjacent to or within an area slated for more intense development that is of sufficient scale to likely warrant and support an extension of existing transit service that is within at least one mile of a candidate site during the planning period
- **Other:** either served by an on-demand service operated by Fresno County Rural Transit or within a community that lacks sufficient population to support an extension of existing or creation of new transit service.

Because the County must balance numerous factors when considering suitable candidate sites, a lack of proximity to transit did not disqualify a candidate site from consideration.

Residential Zoning, Density, and Affordability

The County considered vacant land with R-2, R-2A, R-3, or R-3A zoning, all of which allow residential development at a density of 20 or 29 units per acre to have the capacity to accommodate housing affordable to lower-income households. This conclusion was based both on state law, which deems zoning that allows at least 20 units per acre can be presumed to accommodate lower-income housing for the purposes of determining RHNA capacity (20 units per acre is the default density for the County given that it is within a Metropolitan Statistical Area with a population of less than 2 million).

Development Community Input

Several affordable housing developers were contacted to provide input on their experience in Fresno County on higher density affordable housing. Both Self-Help Housing and Willow Partners build affordable multifamily and senior housing throughout the Central Valley. The Fresno County Housing Authority, which funds and develops affordable housing throughout the County, was also contacted. All three entities agreed that the typical parcel sizes suitable for affordable housing generally fall between one-half acre and 10 acres, with some preferring parcels between two and five acres in size while others have experience working with parcels smaller than one-half acre or larger than 10 acres. While the lower land costs in the unincorporated county can facilitate greater affordability at lower densities, these entities agreed that unincorporated areas are often far from infrastructure and services needed to not only develop the site but to compete for various types of gap financing. The development entities also agreed that zoning and identifying sites in census tracts designated by TCAC as high or highest resource areas would help the competitiveness of funding applications. The typical project size for affordable developments falls between 60 and 80 units in project size, though it is not uncommon for some affordable projects to be much smaller (closer to 20 units) or larger (over 100 units), and the Fresno County Housing Authority maintains a scattered sites program with one or two units per parcel across a wide area.

Additional public input received during the 30-day review period of the initial draft Housing Element requested that the County focus on parcels larger than two acres and in more affluent areas on the eastern side of Fresno and to the northeast of Fresno and Clovis. The County revised its initial draft sites inventory to better align with desirable development parameters and community input.

Realistic Development Potential

Sites to be Rezoned

For any sites that are to be rezoned as stated in Program 14, the County calculated realistic development potential based on the minimum density of 20 units per acre. In two areas (explained below), the County applied some additional reduction factors that account for utility easements and cost associated with extending sewer infrastructure.

Sites 7, 8, and 9 are under common ownership but also contain a 70-foot wide utility easement that runs along the eastern edge of the 300-foot wide properties. This easement reduces capacity on the parcels by

roughly 23%. While future residential development could use a portion of the utility easement for parking and open space areas, the County is calculating capacity using the minimum density along with an additional 50% reduction to account for potential site design complexities and inefficiencies.

On sites 14 and 15, the County is calculating capacity using the minimum density along with an additional 50% reduction to account for the parcel's distance from existing sewer (one-half mile), accounting for additional costs to obtain easements or run sewer extension within the public right of way. However, it is worth noting that the sites are still considered close enough to existing sewer to facilitate future development in the planning period.

Sites with Current Higher-Density Zoning

For sites that are currently zoned with appropriate zoning for lower-income housing, the County started with the maximum density that would be permitted by right for a lower-income housing development and applied downward adjustments to account for factors that may reduce a site's capacity below the maximum level allowed. To be conservative and follow guidance from HCD, the County did not add any increase in density due to the application of state density bonus provisions.

Additionally, the County evaluated and applied additional factors and researched relevant project examples, consistent with the methodology recommended by HCD, to arrive at more realistic capacity projections. Based on the factors cited below, the County applied a cumulative adjustment factor of 62.6%.

- **Land use controls factor: No adjustment.** The County evaluated the cumulative impact of its development standards (e.g., setbacks, building height, parking; see the Constraints analysis in the next section), and determined that no downward adjustment factor is necessary.
- **Site improvements factor: 80%.** The County considered land use controls and site improvements and assumed an 80% adjustment to the maximum number of units on the site to reflect developable acreage due to on-site improvements, including: sidewalks, utility easements, and infrastructure improvements (e.g., roadway access, water, wastewater, and stormwater).
- **Infrastructure availability factor: 90%.** All sites are served by or are adjacent to parcels that are currently served by infrastructure. A slight reduction factor has been applied to account for the added cost of extending services.
- **Environmental constraints factor: No adjustment.** All sites are unconstrained by natural hazards or resources that would reduce capacity. All sites are outside of areas designated for 100-year flood, fire hazard severity, Alquist-Priolo fault, or other hazards, as well as areas designated as farmland that is prime, of statewide importance, or unique.
- **Realistic capacity based on trends and incentives: 87%.** The County evaluated past development trends of lower-income housing on sites either in unincorporated communities or in cities with zoning that allowed development intensities comparable to that allowed by the County. Table 1A-7 provides

more detailed information on these project examples. The average percentage of maximum density sought by affordable housing developments is 87%.

Table 1A-7: Realistic Capacity Project Examples

Project Name & City/Community	Income Category	Acres	Project Status	GP & Zone	Total Project Units	Max. Allowable Units	Realistic Capacity
Family Housing Ph 1 Del Rey (unincorp)	Lower	6.5	In process	MHDR R-3	127 19.5 du/ac	189 29 du/ac	67%
Family Housing Ph 2 Del Rey (unincorp)	Lower	11.5	In process	MHDR R-1	46 4 du/ac	83 7.2 du/ac	55%
McKinley Apartments Fresno (unincorp)	Moderate	1.73	In process	HDR R-3	45 26 du/ac	50 29 du/ac	90%
Gateway Villas Kerman	Lower	4.43	Built 2016	HDR R3	61 14 du/ac	89 20 du/ac	69%
Hacienda Heights Kerman	Lower	5.37	Built 2010	HDR SD-R-2.5	69 13 du/ac	107 20 du/ac	64%
Marion Villas Kingsburg	Lower	1.38	Built 2015	CC CC	48 35 du/ac	34 25 du/ac	139%
Kashian (mixed-use) Reedley	Extremely Low	2.11	Approved 2022	CC CC	70 33 du/ac	61 29 du/ac	115%
Reedley I (mixed-use) Reedley	Lower	4.25	Approved 2022	LI ML	80 19 du/ac	63 15 du/ac	127%
Willow Heights Riverdale (unincorp)	Lower	7.4	In process	MHDR R-2	94 13 du/ac	148 20 du/ac	63%
Blossom Trail Sanger	Lower	4.3	Built 2017	MDR RM-2.5	55 13 du/ac	75 17 du/ac	74%
Crossing 1 & 2 Sanger	Lower	4.96	Built 2021	MDR RM-2.5	81 16 du/ac	86 17 du/ac	94%
Average							87%

Source: County of Fresno and the cities of Kerman, Kingsburg, Reedley, and Sanger, 2023.

Land Inventory

As shown in Table 1A-8, the County's vacant sites inventory has an estimated maximum capacity of 1,360 units and a realistic capacity of 865 total units. Based on default density standards and the minimum densities being applied to rezoned parcels, the vacant sites provide capacity for 865 lower income units, which is enough to accommodate the County's remaining lower-income RHNA of 763 units, plus a substantial amount of surplus capacity (at least 20%).

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Table 1A-8: Capacity on Vacant Sites

Site	APN	Owner	Acres	Current		Future ¹		Density		Capacity for Remaining Lower-Income RHNA ^{2,3}		
				GP	Zone	GP	Zone	Min ⁴	Max	Max	Adjustment ⁴	Realistic
Biola												
1 ^{1,5}	016-480-30	A	0.98	OC	R-P	MHDR	R-3	20	29	29	min density	20
Caruthers												
2	043-201-27	B	3.50	MHDR	R-2	MHDR	R-2	5.8	20	70	62.60%	44
3 ¹	043-060-75	B	8.26	MDR	R-1	MHDR	R-3	20	29	240	min density	166
Clovis SOI												
4	495-061-25	C	3.20	MHDR	R-3	MHDR	R-3	5.8	29	93	62.60%	58
Fresno SOI (West)												
5 ¹	511-021-13	D	2.03	RR	RR NB ⁷	MHDR	R-3	20	29	59	min density	41
6 ¹	312-092-41	E	2.27	RR	RR	MHDR	R-3	20	29	66	min density	46
7 ¹	511-021-02	F	2.22	RR	RR	MHDR	R-3	20	29	64	see note 6	23
8 ¹	511-021-03	F	2.22	RR	RR	MHDR	R-3	20	29	64	see note 6	23
9 ¹	511-021-04	F	2.22	RR	RR	MHDR	R-3	20	29	64	see note 6	23
10 ¹	511-022-07	H	2.37	RR	RR NB ⁷	MHDR	R-3	20	29	69	min density	48
11 ¹	511-031-47S	I	2.3	MDR-R ⁸	AL-20	MHDR	R-3	20	29	67	min density	46
12 ¹	511-031-48S	I	2.3	MDR-R ⁸	AL-20	MHDR	R-3	20	29	67	min density	46
13 ¹	511-031-49S	I	4.15	MDR-R ⁸	AL-20	MHDR	R-3	20	29	120	min density	83
14 ¹	449-040-05	K	3.26	RR	RR NB ⁷	MHDR	R-3	20	29	95	min density	65
15 ¹	449-040-55	K	3.11	RR	RR NB ⁷	MHDR	R-3	20	29	90	min density	62
Riverdale												
16 ¹	055-161-21S	L	3.55	MDR	R1/2/2A	MHDR	R-3	20	29	103	min density	71
		Totals	47.94							1,360		865

Notes:

1. Consistent with Program 14, the County adopted Ordinance No. R-505-3871 and Resolution No. 24-410 on December 17, 2024 to change the zoning and general plan consistent with the “Future” designations shown in this table. The sites that were rezoned in December 2024 will continue to be referenced and tracked as sites to be rezoned elsewhere in the Housing Element as they were rezoned after the start of the planning period and are therefore subject to certain requirements (minimum densities and by-right development for certain projects).

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2. Figures subject to rounding.
3. After considering planned and projected units, the County has a remaining RHNA of 763 lower-income units to address through vacant land. Accordingly, this table only evaluates the sites' capacity to address the remaining lower-income RHNA.
4. Sites to be rezoned consistent with Program 14 will require a minimum density of 20 units per acre (rezoned sites will permit residential by right). Sites with current zoning apply an adjustment factor of 62.6% as explained in the discussion on Realistic Development Potential.
5. Site identified in prior two Housing Element cycles.
6. These parcels are under common ownership but also contain a 70-foot wide utility easement that runs along the eastern edge of the 300-foot wide properties, which reduces capacity on the parcels by roughly 23%. While future residential development could use a portion of the utility easement for parking and open space areas, to be conservative, the County is calculating capacity using the minimum density along with an additional 50% reduction to account for potential site design complexities and inefficiencies.
7. RR NB = Rural Residential Neighborhood Beautification; with NB as an overlay district that limits certain activities such as leaving boats, abandoned vehicles, residual from demolitions or fires, etc.
8. MDR-R = Medium Density Residential – Reserve: a land use category used to identify future areas of urban development but still defer to current zoning until future development is proposed.

Electronic Sites Inventory

State law requires jurisdictions to submit an electronic copy of their inventory using a Microsoft Excel-based form provided by HCD. Pursuant to California Government Code Section 65585(g), an electronic copy of the County's sites inventory must be submitted with the adopted Housing Element. A PDF copy of this electronic form is incorporated by reference into the Housing Element and provided under separate cover. A PDF copy of this electronic form was also submitted to HCD with the Draft Element (concurrently published online).

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element that requires rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20% units affordable to lower-income households.

One vacant parcel identified in the prior two Housing Elements is again considered in this Element. The site with APN 016-480-30 (in Biola) was previously zoned R-2 when included in the previous Housing Element but was rezoned to R-P in 2019 as part of an application to pursue a medical clinic. There has been no activity since 2019 and the site is considered to be available and suitable for lower multifamily housing. To ensure that the site will be available for housing, the County is rezoning the site to R-3, with a minimum density of 20 units per acre in accordance with Program 14. The County considers this to be a substantial change that will increase the likelihood of development on the site during this planning period.

Additionally, the site's density range (minimum of 20 and maximum of 29 units per acre), is equal to or above the default density threshold identified in state law as presumed to facilitate affordable housing. Any multi-family development processed under the zone associated with this parcel is already permitted by right and so the County is already in compliance with Government Code Section 65583.2(i) as enacted through Assembly Bill 1397, which requires by-right (without discretionary review) approval for housing developments in which at least 20% of the units are affordable to lower-income households.

Summary of Capacity

Table 1A-9 summarizes the County's capacity for residential development in Fresno County. The locations of these sites are shown in Figures 1A-1 through 1A-6. The capacity for over 3,200 units is spread across affordable and market rate development plans that are already in progress, projected manufactured and rural single-family homes (based on the past five years of production), and capacity on vacant parcels that are suitable for higher density housing. Overall, the County has more than adequate capacity to accommodate its remaining RHNA of 763 lower-income units for the Sixth-Cycle planning period.

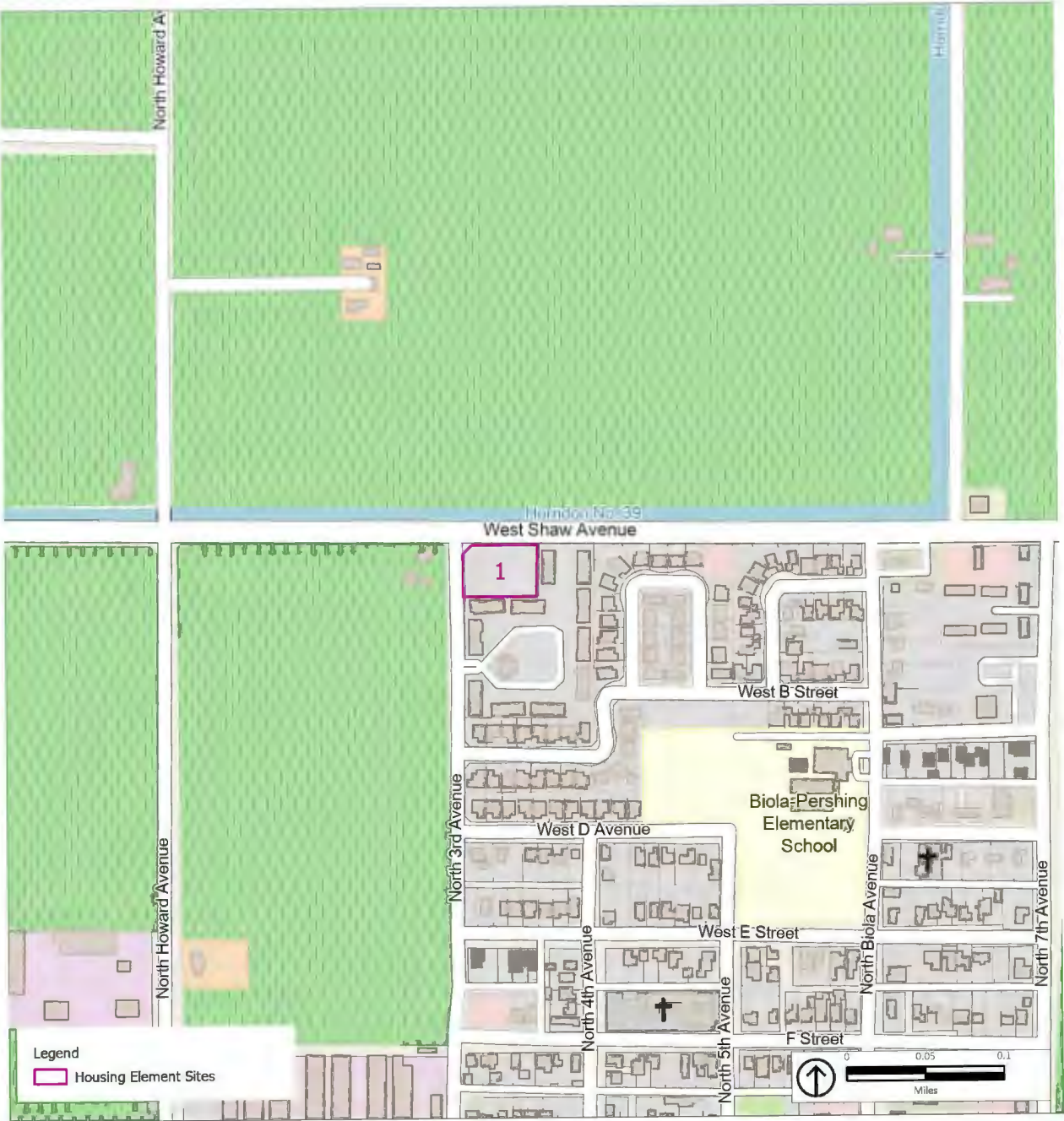
Table 1A-9: Summary of Capacity to Accommodate the RHNA

	Very Low	Low	Moderate	Above Mod	Total
Planned or Entitled Units	97	176	403	614	1,290
Projected Manufactured Homes	3	58	7	-	68
Projected Rural Single-Family Homes	-	-	189	284	473
Currently Zoned Capacity on Vacant Land¹	102		-	-	102
Rezoned Capacity on Vacant Land¹	763		-	-	763
SUBTOTAL	1,199		599	898	2,696
RHNA 2023-2031	1,097		370	883	2,350
Surplus Capacity	102		229	15	346

Note:

1. As permitted by HCD, capacity can be merged to address the combined very low- and low-income RHNA.

Figure 1A-1: Biola Sites Inventory Map



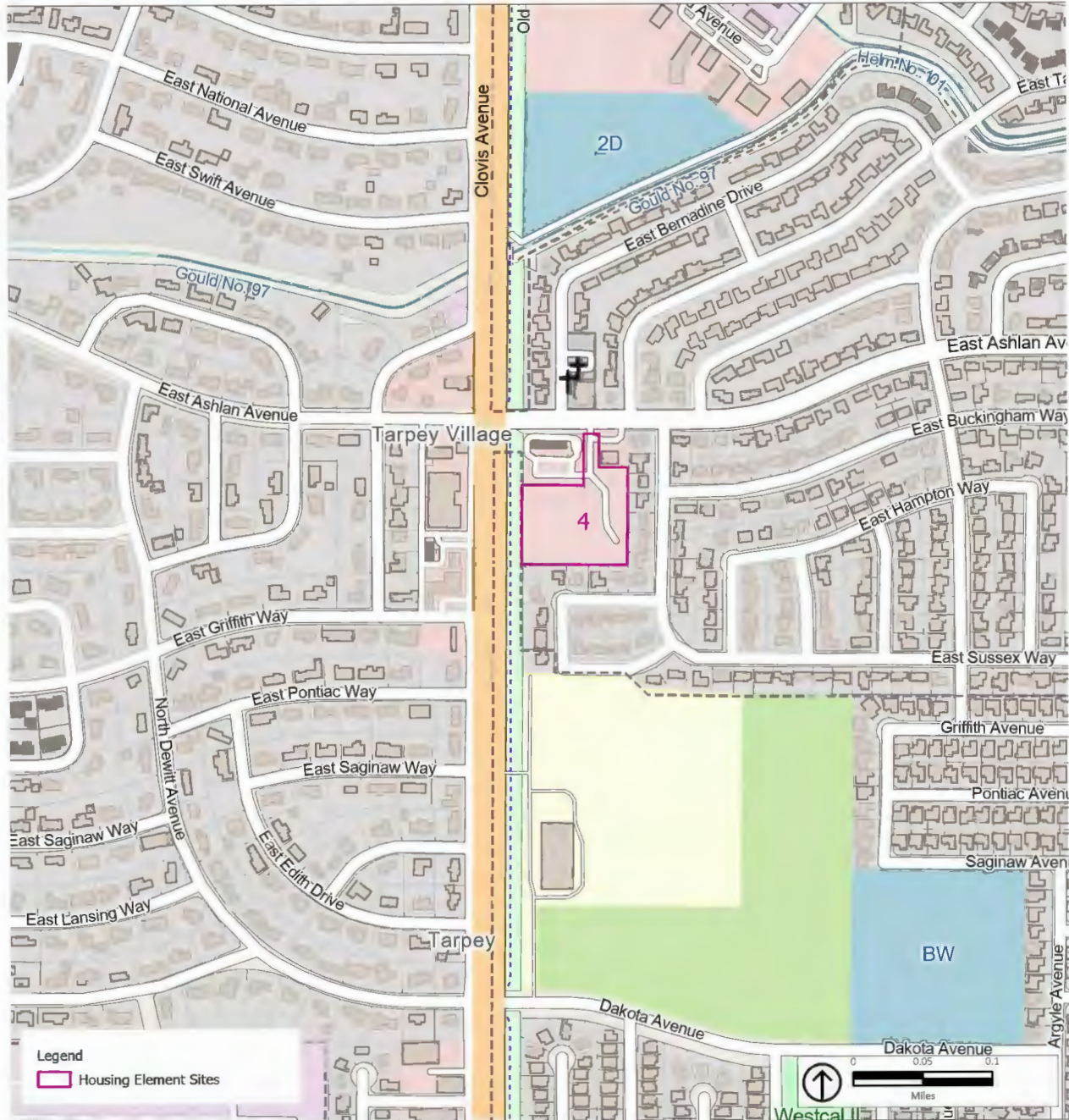
Source: County of Fresno 2024, PlaceWorks 2024

Figure 1A-2: Caruthers Sites Inventory Map



Source: County of Fresno 2024, PlaceWorks 2024

Figure 1A-3: Clovis SOI (Tarpey Village) Sites Inventory Map



Source: County of Fresno 2024, PlaceWorks 2024

Figure 1A-4: Fresno SOI (West) Sites Inventory Map

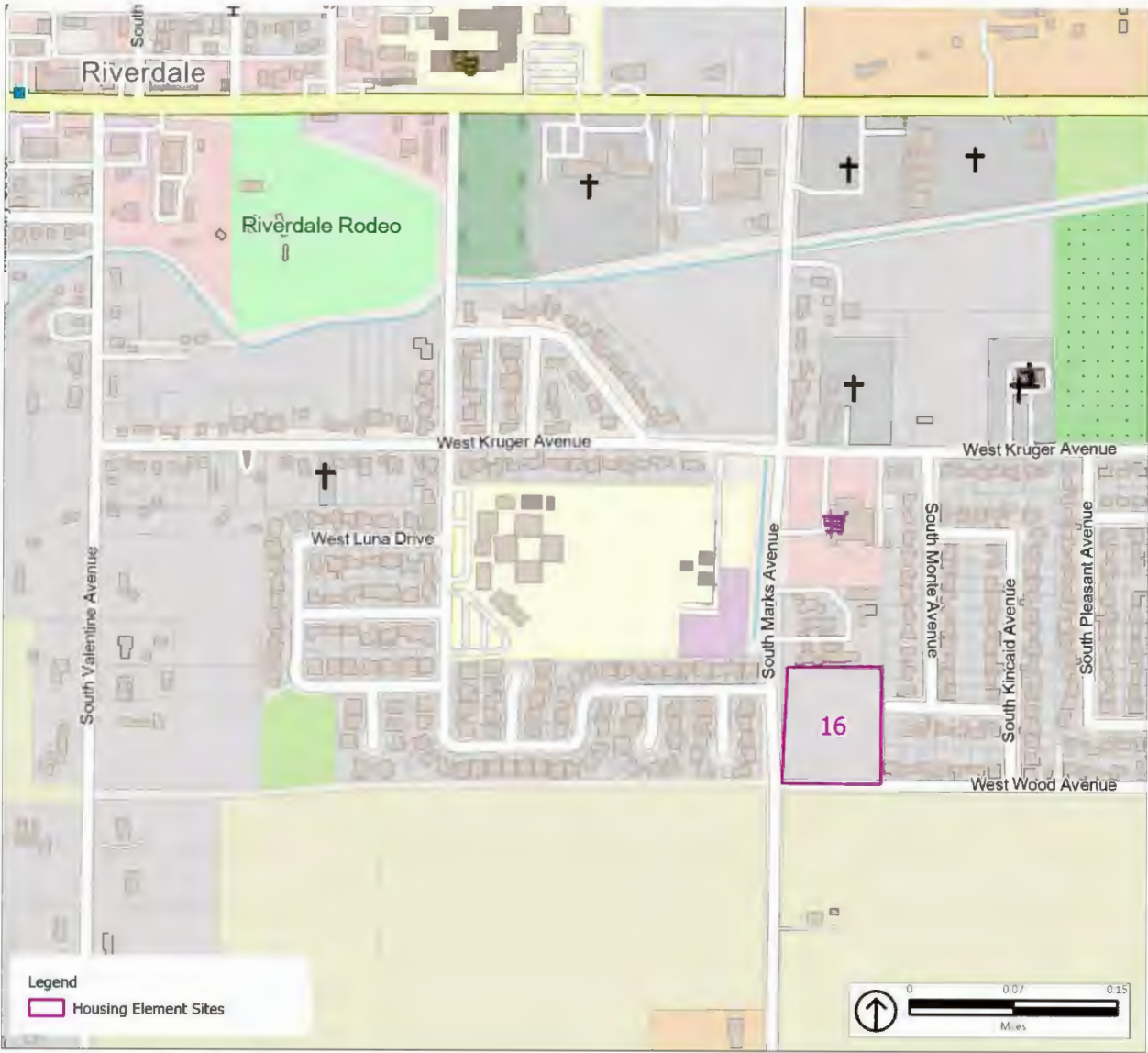


Figure 1A-5: Fresno SOI (West) Sites Inventory Map



Source: County of Fresno 2024, PlaceWorks 2024

Figure 1A-6: Riverdale Sites Inventory Map



Source: County of Fresno 2024, PlaceWorks 2024

SECTION 1A-3: LOCAL ASSESSMENT OF FAIR HOUSING

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the County of Fresno, Government Code Section 65583 (c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, a Multijurisdictional Housing Element was completed for the cities of Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, Selma, and the County of Fresno, including a regional AFH and each participating jurisdiction prepared a local AFH.

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the County of Fresno identified factors that contribute to fair housing issues. These contributing factors are included in Table 1A-22, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in Section 1A-1, Action Plan.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high-resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

¹ California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach

Community Meetings

The County hosted three formal community meetings to initiate the Housing Element update process and solicit feedback from the community. Two in-person meetings were held, one on the evening of September 19, 2022, at Laton Elementary School and one on the evening of October 3, 2022, at Del Rey District Hall. The third meeting was held virtually via Zoom on October 12, 2022, to reach residents dispersed throughout the unincorporated county. For all three meetings, the County distributed flyers in English and Spanish to local school districts and water districts, through the Fresno County Housing Authority, County Facebook Page, email blast to 200+ interested community groups, residents, and listservs to regional stakeholders and community based organizations. Spanish language interpretation was offered for all three meetings, and at the in-person meetings refreshments and activities for children were made available to enable residents to attend who might otherwise be busy with children at home. The County also held an additional eight meetings for the General Plan Update in which comments regarding programs for the Housing Element were also received.

For the in-person meetings, Del Rey and Laton were selected for their locations and facilities that were suitable for public meetings. Del Rey was selected as a central location for the majority of the unincorporated population, and Laton was selected as a location that would be easily accessible for residents in Riverdale, Lanare, Raisin City, and Caruthers, as well as unincorporated residents that reside in the southcentral part of the county east of SR 99. Further, meetings were held by the Cities of Coalinga, Kerman, and San Joaquin, which are close to unincorporated communities in the most western and northwestern parts of the county.

Across all three meetings, participants raised similar concerns and identified similar needs. The primary issues raised that may pose barriers to fair housing compared to other jurisdictions, particularly incorporated jurisdictions, were a lack of housing in general as well as a need for a greater range of housing types to meet a variety of needs and reduce overcrowding that results from needing to live with other households to afford a home, a shortage of clean water to support existing communities, and a need for more community amenities such as grocery stores and parks. When asked what the most important considerations in future development should be, three of the top four answers were public safety infrastructure, job opportunities, and community amenities, indicating an existing shortage of accessibility to resources and infrastructure but a desire for greater connectivity. Participants also identified a need for more financial assistance programs for repairs and rehabilitation of homes and for first-time home buyers.

At the virtual meeting, participants also identified a need for farmworker housing in the form of single-family homes and expressed concern about the scarcity of water, citing a shortage of existing connections and little to no capacity for new connections. Generally, discussion at this meeting identified a desire for greater tenant protections, more resources and assistance for extremely low-income households and persons at-risk of homelessness to prevent displacement, and smaller and more affordable homes to alleviate overcrowding.

Overall, residents from throughout the county expressed concern about access to resources in their communities, safety, and ability to buy or rent homes due to availability and costs.

Following the workshops, the County posted English and Spanish copies of the workshop presentation on the Fresno County Multijurisdictional Housing Element Update website for residents to access at their convenience. Feedback received during this workshop was used to inform this AFH as well as associated programs and meaningful actions to address contributing factors and affirmatively further fair housing.

Study Session

A study session was held with the Board of Supervisors at the regular meeting on September 6, 2022, to discuss the Housing Element Update and process. The study session was open to the public and held in person. Commentary was limited and no public comment related to fair housing was received at the meeting, though the Board expressed concern over water supply and the County's ability to meet RHNA.

Consultations

During the Housing Element update process, staff reached out to stakeholder organizations to seek one-on-one input on housing needs and programs in Fresno County. While most of these organizations serve the entirety of the county and did not focus on just the unincorporated county, the Leadership Counsel for Justice and Accountability (LCJA) shared insights on the experiences of residents and builders in the unincorporated county. Staff interviewed LCJA on August 26, 2022. During this interview, LCJA noted several key barriers to development and fair housing, including: a shortage of funding for both housing and programs to support current residents, concerns about the lack of availability of water and wastewater infrastructure, and housing conditions.

LCJA noted that due to limited zoning to permit multifamily housing, there is a shortage of these units, which are typically more affordable, in most unincorporated communities. Further, as the existing housing stock ages, housing conditions have become a greater concern, with many lower-income households living in units without adequate heating or cooling systems, or tenants in buildings without interior renovations to for suitable living conditions. LCJA noted that in some cases, older mobile home units were not correctly permitted and now current tenants are unable to complete necessary upgrades. As a result of these conditions, LCJA recommended the County seek additional funding for rehabilitation of ownership and rental units and establish a process to work with owners of mobile homes that need to be brought into compliance.

Overall, the shortage of housing, particularly affordable units, was reported to impact all households, but particularly farmworkers, seniors, and persons with disabilities. LCJA noted a shortage of homeownership units available and suitable for farmworkers, and a lack of supportive or accessible units for seniors and persons with disabilities overall throughout the unincorporated county, as most of these are located in incorporated jurisdictions. Due to the shortage of existing affordable units, and barriers to development, LCJA reported that there are high rates of overcrowding and residents living in substandard conditions.

They expressed a need to increase the allowed residential density in most communities, but particularly the Tombstone area and Lanare where multifamily uses are not currently allowed.

The primary barrier to development that LCJA noted for the unincorporated county, besides funding, is the availability of water and wastewater infrastructure. LCJA noted one instance in which an application for an affordable project was denied in Riverdale due to water shortages. In other instances, lengthy negotiation processes between cities and the County regarding infrastructure has delayed projects, noting a need for a more streamlined process in these situations. While the drought that results in water shortages is outside of the control of the County, LCJA recommended streamlined processes to prioritize affordable development in areas where water is available, and to seek funding to support infrastructure needs in other areas.

Fair Housing Issues

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Though the regional fair housing analysis completed for the multi-jurisdictional analysis was completed using the 2021 TCAC analysis, the County has opted to update the discussion of the TCAC analysis to consider both the 2023 and 2025 analyses in this local discussion of fair housing factors focusing on the unincorporated county. The regional analysis was completed at an earlier point in the update process, when 2023 and 2025 analyses had not yet been adopted. Methodology changes in more recent TCAC analyses have played a role in shifting designations, as will be discussed below. Additionally, the local analysis is what is considered when devising and evaluating the County’s approach to affirmatively further fair housing while identifying housing sites to accommodate its RHNA. Additionally, due to the role of the TCAC analysis in funding affordable housing, the use of the most current designations informs the County’s strategy in avoiding concentrating affordable housing in areas designated as having high segregation and

poverty, prioritizing investment in lower-resource areas, and supporting funding opportunities for affordable housing in higher resource areas.

In the 2023 analysis, tracts and block groups were first filtered for areas of high segregation and poverty, where 30 percent of the population was below the federal poverty line (\$27,750 annually for a family of four in 2022), and the analysis area had an overrepresentation of people of color relative to the population in the county as a whole. Of the remaining tracts and block groups, areas designated as “highest resource” were the top 20% highest-scoring census tracts in the region, indicating that residents in these census tracts had access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” scored in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas were in the top 30% of the remaining census tracts in the region and those designated as “moderate resource (rapidly changing)” experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts are assumed to have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas were those that scored in the bottom 30% of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities.

The State updated its methodology in the 2025 analysis. Rather than assigning three index scores based on the environmental, educational, and economic conditions and distributing tracts evenly between the categories, tracts and block groups were assigned one point for each category where the tract or block group scored higher than the regional median. The total score was then assigned a category (e.g., three or fewer points were “low resource”, 4 or 5 were “moderate resource”, etc.). In regions with wide disparities between census tracts, the even distribution between categories used in the 2023 method may have showed higher resource levels when compared to the 2025 method. In addition, in the 2025 analysis, tracts could have a high segregation and poverty rating while also having a low, moderate, high, or highest resource designation. This change in methodology allows for a better understanding of where large income disparities may exist, or where high access to resources may exist alongside poverty and large populations of people of color.

As seen in Figure 3-1, Regional TCAC/HCD Opportunity Areas, in Section 3: Regional Assessment of Fair Housing, most of Fresno County, particularly in the incorporated cities, is primarily a mix of low-resource or moderate-resource areas and areas of high segregation and poverty, with pockets of high-resource designations. In the unincorporated county, high and highest resource areas are generally in the northeast and eastern portions of the county, including the unincorporated community of Squaw Valley, although most of the land is included within the Sequoia and Kings Canyon National Parks and is predominantly rural and sparsely inhabited, with pockets of higher resource designations in the unincorporated communities of Caruthers and Riverdale along State Route (SR) 41. Lower resource and areas of high segregation and poverty are identified in the western unincorporated county. Moderate-resource areas are

elsewhere, concentrated west of Fresno and within the triangle formed by SR 41, the southern boundary of the county, and SR 99. Given that much of unincorporated county is sparsely populated, with large agricultural and natural open space areas, the low- and moderate-resource areas may not accurately represent the access to opportunities for residents of unincorporated communities, where there is typically a concentration of resources.

Patterns of Integration and Segregation

During the beginning of the preparation of this section of the Element (2022), HCD's AFFH Data Viewer included the 2021 TCAC/HCD Opportunity Map. However, during the Housing Element update process, several analyses have been released by the UC Berkeley Othering and Belonging Institute that have updated the categories assigned to each census tract or block group. Because of the role that TCAC scores can play in the development process, particularly for affordable housing projects, the discussion of this data was revised to the adopted 2025 analysis. The 2023 analysis was also discussed as a point of comparison to show changes over time.

The unincorporated county is categorized by census tract with one of four TCAC/HCD resource designations (low, moderate, high, and highest), as well as areas designated distinctly as areas of high segregation and poverty. In prior analyses, areas of high segregation and poverty were considered a resource designation, whereas in the current analysis, areas of high segregation and poverty are a separate designation that can be combined with other designations. For example, a census tract to the west of Fowler was designated a moderate resource area but was also identified as an area of high segregation and poverty. Some census areas are also identified as having insufficient data due to unreliable data, very low population or population density, or high rates of residents that are presently living in institutional facilities (e.g. incarcerated individuals) or employed by the armed forces. Rankings are made in comparison to other communities in the region rather than the state as a whole, in order to more closely match affordable housing funding programs. Urbanized areas around cities, including unincorporated areas in and around the Fresno SOI, are compared to other urban communities in the Central Valley region, while more rural communities are compared to other rural communities in the county. The following analysis uses the term "regional median" to refer to the appropriate urban or rural geographic comparison, which aligns with the approach used in the TCAC December 2024 methodology.

Generally, lower to moderate resource designations are found in western Fresno County and in the area surrounding the City of Fresno, and high and highest designations in eastern Fresno County. At a high level, these patterns remained the same when comparing 2023 and 2025 TCAC/HCD Opportunity Maps. However, in 2025 more communities in western Fresno County are considered to have insufficient data to be ranked, and more unincorporated areas in the western areas of the county are considered areas of high segregation and poverty. High segregation and poverty areas in the western part of the county include areas north of Huron, the Raisin City area, and areas west of Mendota. When looking more closely, the communities of Del Rey and Biola received significantly different designations between the two iterations of the Opportunity Maps, while all others largely remained the same or experienced only small changes.

The designation for Biola shifted from high resource in 2023 to low resource in 2025. However, the indicators of quality of life that likely informed the 2023 designation have not changed significantly across this time period. Data analyzed throughout this Assessment reports a moderate to median income, high homeowner occupancy with lower overpayment rates, moderate poverty rates, and moderate environmental scores in Biola, all of which would support a moderate or high resource designation when compared to similarly sized and placed jurisdictions in the San Joaquin Valley. In the 2025 TCAC analysis, rates of math proficiency and students not in poverty in Biola are higher than the regional median. As a smaller unincorporated community, Biola has more limited resources when compared to incorporated areas such as Clovis and Fresno, which are included in the regional comparison. However, when looked at more holistically, Biola has stronger indicators of opportunity than many unincorporated communities in Fresno County and elsewhere in the larger region.

The community of Del Rey was identified as an area of high segregation and poverty in 2023, but a moderate resource area in 2025. In the 2025 analysis, high segregation and poverty designations were separated from resource area designations, and Del Rey was not identified as an area of high segregation and poverty. As of 2025, the community has a higher employment rate, a higher percentage of students not in poverty, and a higher high school graduation rate than the regional median.

For each of these communities, and the full extent of the unincorporated county, it is worth noting that the use of the TCAC/HCD Opportunity Maps serve as an initial basis of the Assessment of Fair Housing, and a more detailed analysis of specific conditions within the jurisdiction provides a more comprehensive understanding of current patterns.

Income Distribution

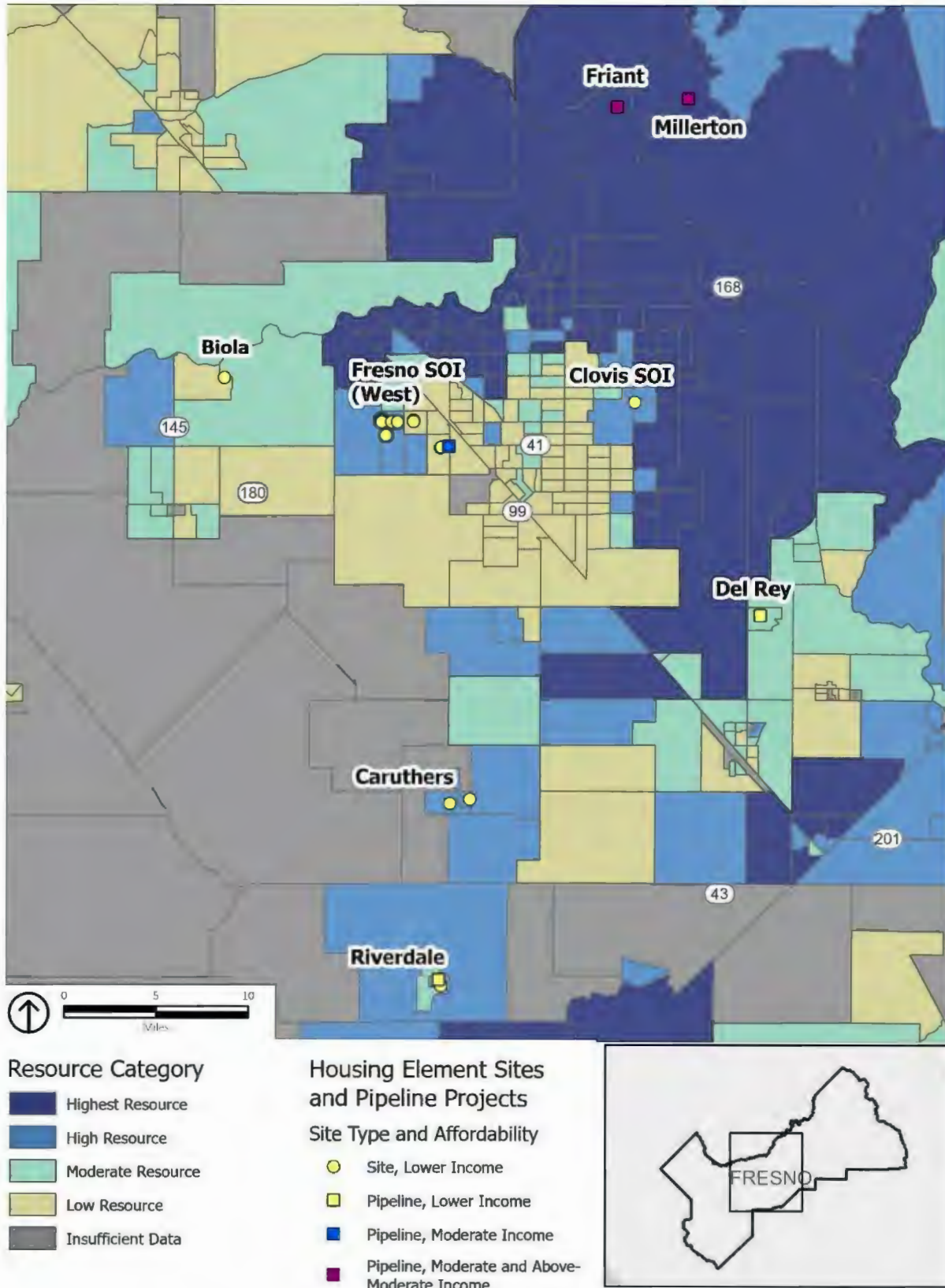
The TCAC/HCD Opportunity Maps can help to identify areas within the community, particularly in an area as vast as the unincorporated county, that provide stronger access to economic, environmental, or educational opportunities for residents or, conversely, provide more limited access to opportunities. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas.

As seen in Figure 1A-7, most of the unincorporated county is designated as low resource, moderate resource, or area of high segregation and poverty west of SR 99. However, in the unincorporated county west of the City of Fresno to areas surrounding the City of Kerman, a combination of low, moderate, high, and highest-resource designations is found. Additionally, moderate resource designations are identified along the east side of SR 41 around the unincorporated communities of Caruthers and Riverdale to the southern border of the county, though many unincorporated communities in these areas did not have enough population to be given a designation in 2025. In the unincorporated county east of SR 99, the majority of the land is designated moderate, high- and highest-resource areas north of the cities of Fresno and Clovis and east towards the Sequoia National Park, with pockets of areas of high segregation and poverty

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surrounding the City of Orange Cove. The area within the triangle formed by the cities of Selma, Kingsburg, and Reedley is identified as mostly moderate resource, with some low resource areas in the area surrounding Parlier. The unincorporated county just south of the city of Fresno on both sides of SR 99 is designated low resource, and there are pockets of unincorporated islands within the central and southern portion of the city limits which are predominantly low resource and areas of high segregation and poverty, reflecting characteristics in adjacent city land. In the northern portion of the City of Fresno, there are a number of unincorporated county islands primarily designated moderate, highest and high resource.

Figure 1A-7: Local TCAC/HCD Opportunity Areas, 2025



Source: California Tax Credit Allocation Committee and HCD, 2025; County of Fresno, 2025.

Note: Entitled single-family home sites are also included to meet the County's above moderate-income RHNA and distributed throughout the county. These sites are not shown on AFH maps.

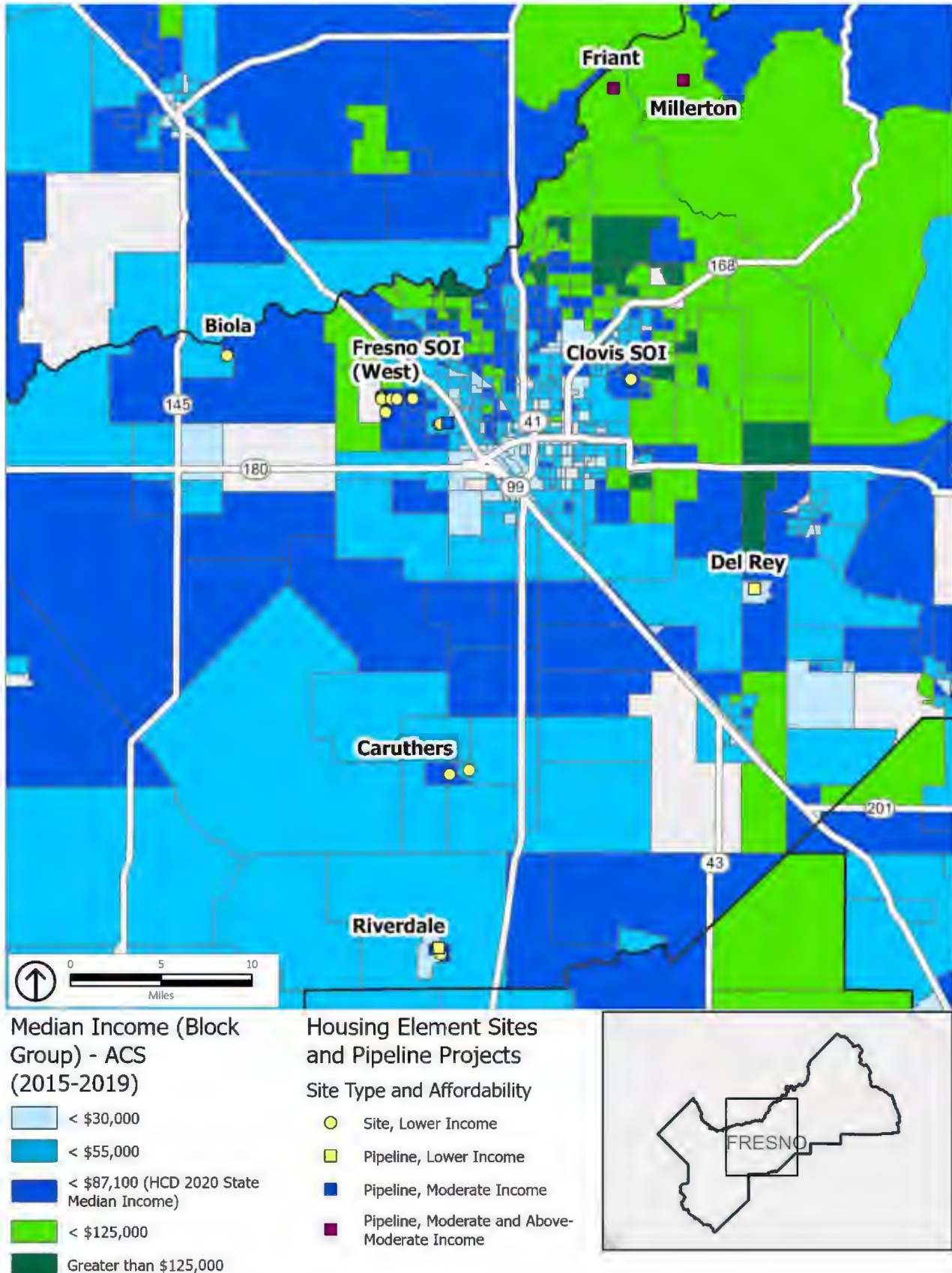
Given that much of the unincorporated county is sparsely populated, with large agricultural and open space areas between more populated community centers, the low- and moderate-resource areas may not accurately represent the access to opportunities for residents of the unincorporated communities, where there is more likely to be a concentration of resources. However, there are large tracts in central Fresno County in the vicinity of the unincorporated communities of Raisin City and Helm, the Lemoore Air Base adjacent to the unincorporated community of Five Points, and connecting the cities of Firebaugh and Mendota that were not assigned a designation in 2025 due to low population density in the tract or block group (below 25 people per square mile and total population below 750) and/or unreliable data. Tracts or block groups with high rates of residents that live in institutional facilities or employment in the armed forces were also not assigned a category in the 2025 analysis.

The unincorporated county includes the census-designated places of Biola, Caruthers, Friant, Riverdale, Shaver Lake, and Squaw Valley, as well as the unincorporated communities of Auberry, Cantua Creek, Laton, Tranquillity, Helm, and Prather. Due to small population sizes, the American Community Survey (ACS) does not provide estimates of the median income of several census-designated places in the unincorporated county. However, the median income within the unincorporated county is estimated at \$62,571, this is above the countywide median that includes the incorporated area, and second-highest jurisdictional income in the county after the City of Kingsburg. In the unincorporated county, 12.2% of households make less than 30% AMI, which is considered extremely low-income. The ACS estimates that of approximately 35.7% of households in the unincorporated county are lower income, earning less than 80% of the AMI.

In general, median household income by census block group reflect those patterns in adjacent block groups within incorporated communities (see Figure 1A-8). In many cases, block groups with particularly high or low median incomes that include incorporated areas also extend into the unincorporated county, making it difficult to determine whether median household income for the block group reflects incomes for residents within or outside of the incorporated areas, although residential areas within incorporated jurisdictions are typically denser, indicating that data on these block groups may more accurately reflect conditions for residents of the incorporated jurisdiction. The majority of the unincorporated county west of SR 99 has median incomes between \$30,000 and \$87,500 (state median income), though the eastern portion of the unincorporated county reports a range of median income, with the highest (\$87,100 to \$125,000) east and northeast of the City of Clovis, between the cities of Kingsburg and Selma, and in the unincorporated county islands within the City of Fresno.

Block groups in the unincorporated county (entirely outside of any incorporated jurisdiction) with particularly high median incomes include Squaw Valley (\$85,132), Friant (\$90,982), and Shaver Lake (\$107,813). Several tracts have median incomes below the statewide average, including Prather (\$72,390), Auberry (\$56,375), western portions of Caruthers (\$56,179), northern and eastern portions of Riverdale (\$53,587). Unincorporated communities with lower median incomes include Del Rey (\$26,193), Laton (\$30,203), Cantua Creek (\$36,364), Tranquillity (\$39,044), Caruthers (\$39,327), and Biola (\$50,985).

Figure 1A-8: Local Median Income

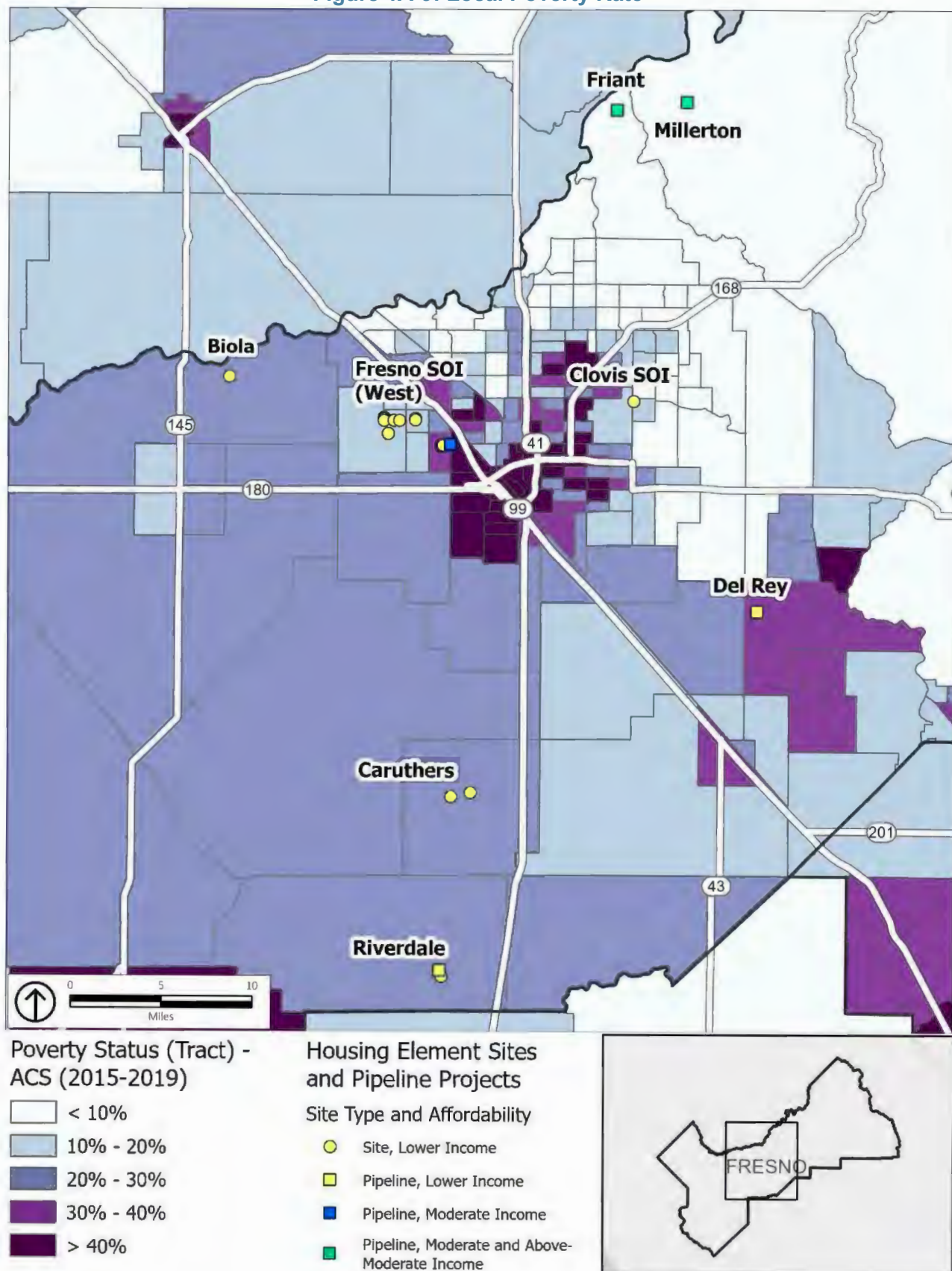


Very few of the county's lowest-income census tracts are found in the unincorporated county. Further, income patterns in the unincorporated county generally correspond to nearby sections of incorporated communities. However, the areas designated as TCAC/HCD areas of high segregation and poverty, which in 2021 included large tracts within the unincorporated county, report high rates of poverty.

In 2021, there were several census tracts with elevated poverty rates over 40% found within the unincorporated county that correlate to areas designated as high segregation and poverty in the vicinity of the jurisdictions of Huron, Orange Cove, Fresno, Sanger, and Mendota (see Figure 1A-9). Most of the western and central unincorporated communities experience poverty rates between 20 and 40%; however, the expansive area north of the City of Coalinga has a lower poverty level of 12.6%, comparable to rates within the adjacent jurisdiction. In the more populated areas in the vicinity of the jurisdictions of Fowler, Selma, Reedley, and Kingsburg along SR 99 and SR 41, the poverty rate generally falls between 10 and 20% surrounding the city boundaries. However, in 2021, the unincorporated tracts between the cities of Sanger and Parlier reflect the poverty rate within the jurisdictions and the high segregation and poverty designations, with poverty rates above 30.0%. In contrast, poverty rates in the eastern portion of unincorporated county, east and north of the City of Clovis, are well below 10%, and poverty rates in the vicinity of the unincorporated community of Squaw Valley within the 10% to 20% range.

The spatial distribution of median household income and poverty in the unincorporated county has not shifted substantially between 2014 and 2020, although the median incomes have increased throughout the majority of the unincorporated county. Higher-income census tracts are found primarily east of the cities of Fresno, Reedley, and Clovis, west of the northern portion of the City of Fresno, and north of the City of Kingsburg. Areas to the east and north of the City of Clovis that have been identified as racially concentrated areas of affluence (RCAA), with additional description later in this assessment, and includes the unincorporated community of Friant. Lower-income unincorporated census tracts are primarily found west of SR 99. This confirms that the unincorporated county has distinct higher- and lower-income areas, the boundaries of which have been generally consistent over time.

Figure 1A-9: Local Poverty Rate



Racial and Ethnic Characteristics

The unincorporated county's largest demographic group is Hispanic, comprising 50.3% of the population, with 36.8% of the population identifying as White Non-Hispanic, indicating that unincorporated communities are generally less diverse than most incorporated jurisdictions. Approximately 7.2% of the population in the unincorporated county identifies as Asian, higher than all other incorporated jurisdictions except for Kerman, Fresno, and Fowler. Similarly, 3.5% of the population in the unincorporated county identifies as Other Race or Multiracial Non-Hispanic, the highest rate of these groups with the exception of the cities of Kingsburg and Fresno. Other demographic groups, including American Indian/Alaskan Native are represented by smaller populations, each less than 1.4% of the unincorporated county population.

As shown in Figure 1A-10, there are variations in the distribution of the non-White population in the unincorporated county. Census tracts to the west of SR 99 are generally made up of non-White populations above 61.0%. High rates of non-White populations are also found in tracts adjacent to and included within city boundaries of Kerman, Sanger, Parlier, Selma, Reedley, and Orange Cove, as well as the western and southern unincorporated county surrounding the City of Fresno. Outside of this area, census tracts in northeastern and eastern unincorporated county tend to be less diverse than those found in cities, with predominantly White Non-Hispanic populations, and populations of color representing less than 30% of the total tract population. The unincorporated county's highest-income tract around Shaver Lake is also its least diverse, with 8.1 to 18.4% non-White population at the block group level.

The spatial distribution of non-White residents in the unincorporated county has not changed substantially over the past decade. Non-White residents are found at higher proportions within cities, and, while Fresno County as a whole has generally become more diverse, and the Hispanic population has increased the most noticeably, unincorporated communities with relatively higher diversity in 2014 remain relatively more diverse, and areas of relatively less diversity in 2014 remain the county's relatively less diverse areas.

As of the TCAC/HCD 2025 analysis, areas of high segregation and poverty in Fresno County are primarily in incorporated jurisdictions or immediately surrounding incorporated jurisdictions, notably several in the City of Fresno, the entirety of the City of Orange Cove, and part of the community of Selma. While tracts that overlap with these cities may include unincorporated areas, the data generally reflects the conditions and characteristics of residents in the adjacent cities. Further west, areas around the unincorporated community of Raisin City and to the southwest of this community are considered areas of high segregation and poverty. This categorization is likely due to the concentration of lower-income households, agriculturally focused jobs that often have low wages, and high proportion of non-White residents in these areas. The high occurrence of these areas of high segregation and poverty is consistent with patterns seen in other relatively low-income counties with agricultural economies, such as Riverside and Imperial Counties.

Figure 1A-10: Local Racial Demographics

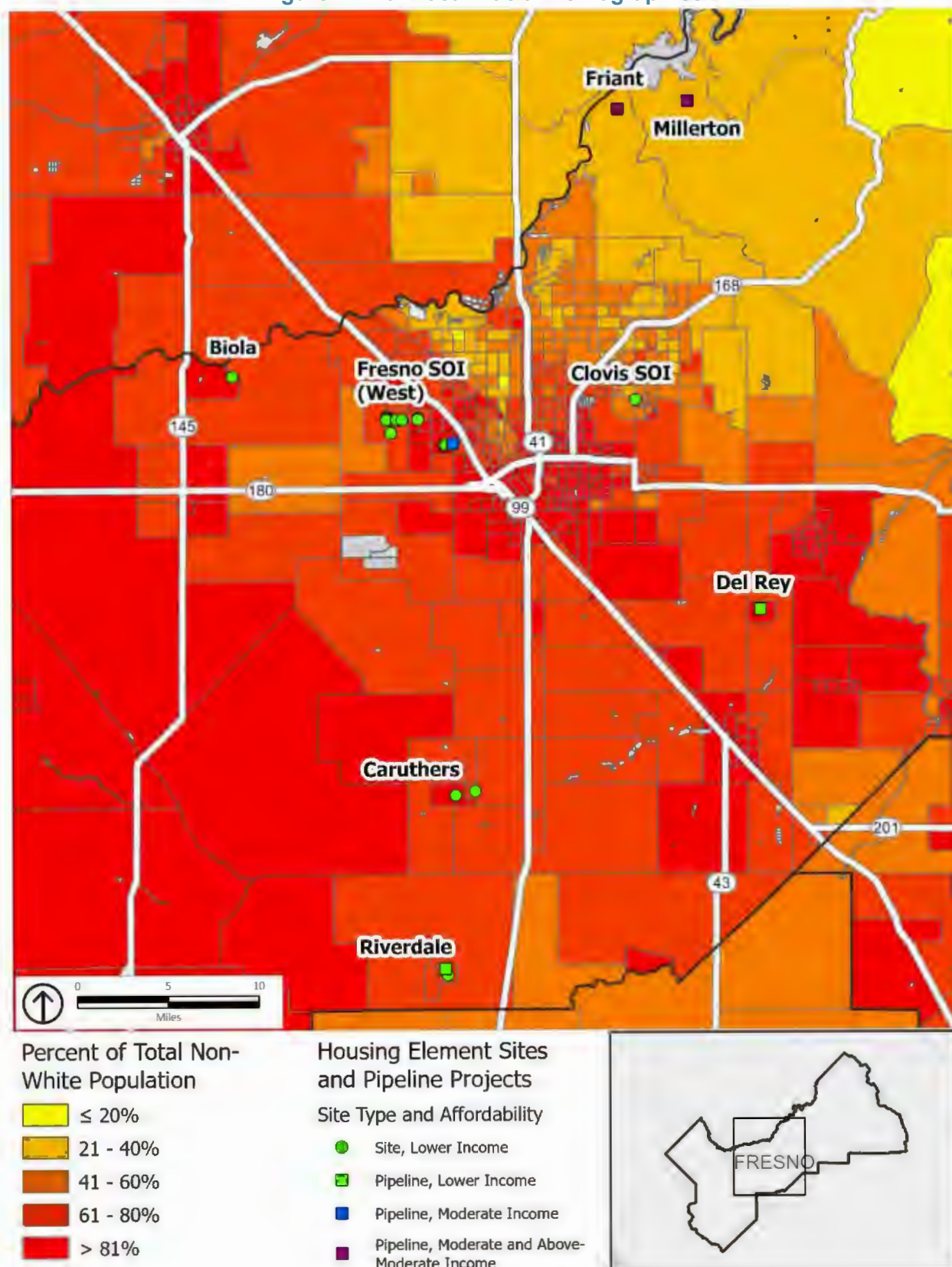
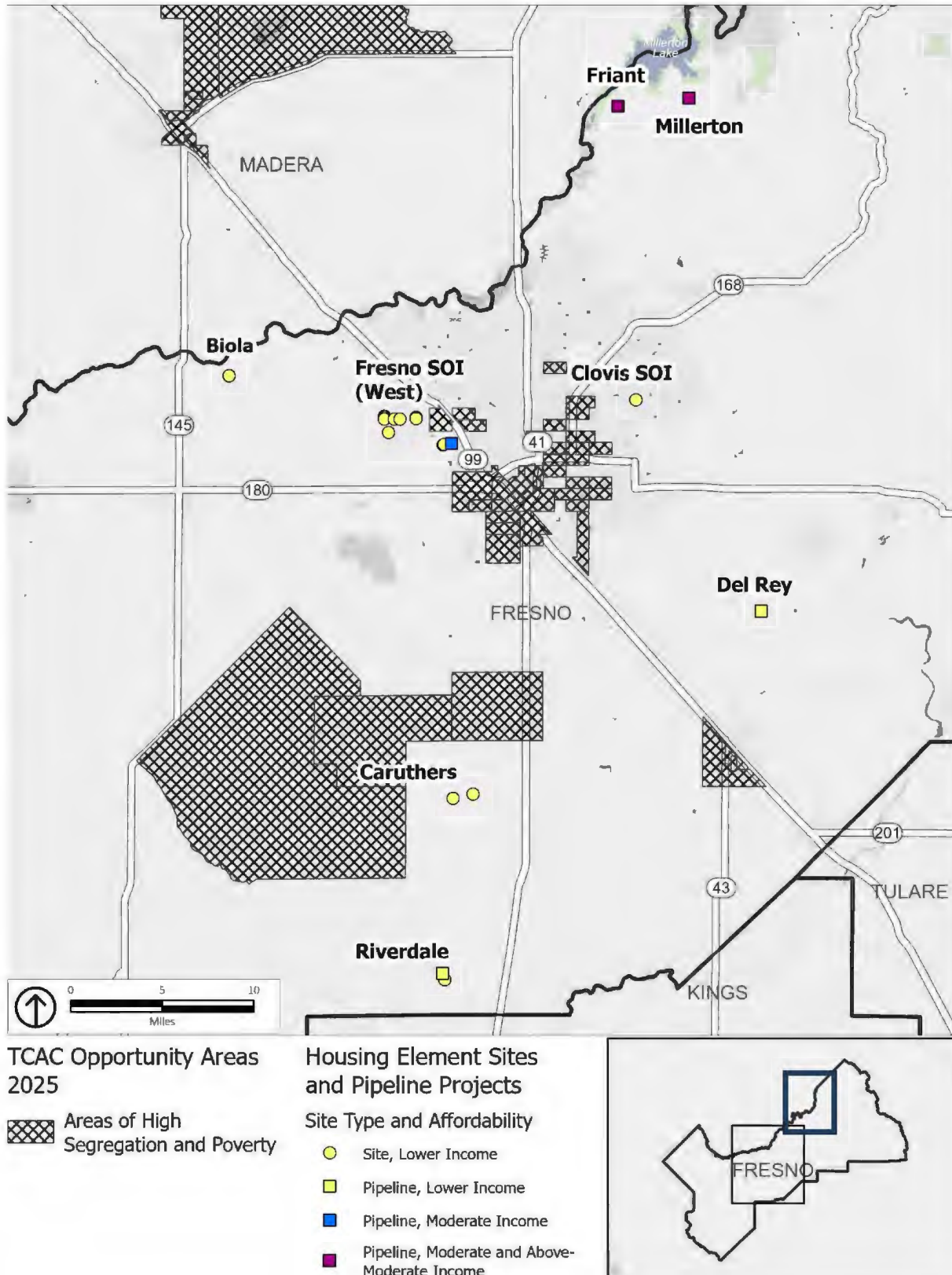


Figure 1A-11: Areas of High Segregation and Poverty, 2025



Source: California Tax Credit Allocation Committee, 2025; County of Fresno, 2025.

In contrast, there are also RCAAs found in the unincorporated county northwest of the City of Clovis, and within seven of the unincorporated islands in the City of Fresno (see Figure 1A-12). These areas have non-White populations between 20 and 40% of the total population and median incomes generally above \$85,000 up to \$120,774. The RCAAs generally coincide with TCAC/HCD highest-resource areas and/or relatively higher-income parts of the unincorporated county. It should be noted that some of the RCAAs encompass large census boundaries and may not communicate geographic patterns of where the concentration occurs. For example, the Friant community is in an RCAA (coterminous census tract/block group) that contains 635 households spread across 24.9 square miles. However, 256 of those households reside within the 1.3-square mile Friant community (Friant is a census designated place (CDP)) and the balance of 379 households is spread broadly across the remaining 23.6 square miles (confirmed with block-level data). While the overall area is reported to have a median household income of \$90,982, the Friant community's median household income is \$56,154 (using the same 2015-2019 dataset as is mapped), indicating that the area around the Friant community is not an RCAA.

In contrast, within the census tract where the Millerton community is located, which is not considered an RCAA, wealth appears to be concentrated in the Millerton CDP rather than in the tract. In 2021², the Millerton CDP had a median household income of \$179,779 while the census tract where Millerton is located had a median household income of \$58,750. The community of Millerton had 216 households, while the tract as a whole had 903 households. Though this is a smaller share of households in the Millerton area compared to the Friant area, the income difference between the Millerton CDP and its overall tract suggests that the Millerton CDP could be considered an RCAA in the context of the AFFH sites analysis.

Familial Status

Much like the incorporated cities of Fresno County, the majority of households in the unincorporated county are family households (81.4%). Family households are defined by California law as a household of two or more persons, regardless of relationship status. In contrast, approximately 19.3% of unincorporated households consist of residents living alone and 15.4% of households are headed by single adults. Children living in the unincorporated county's single-parent, female-headed households may have more limited access to resources and opportunities as compared with children living in married-couple households.

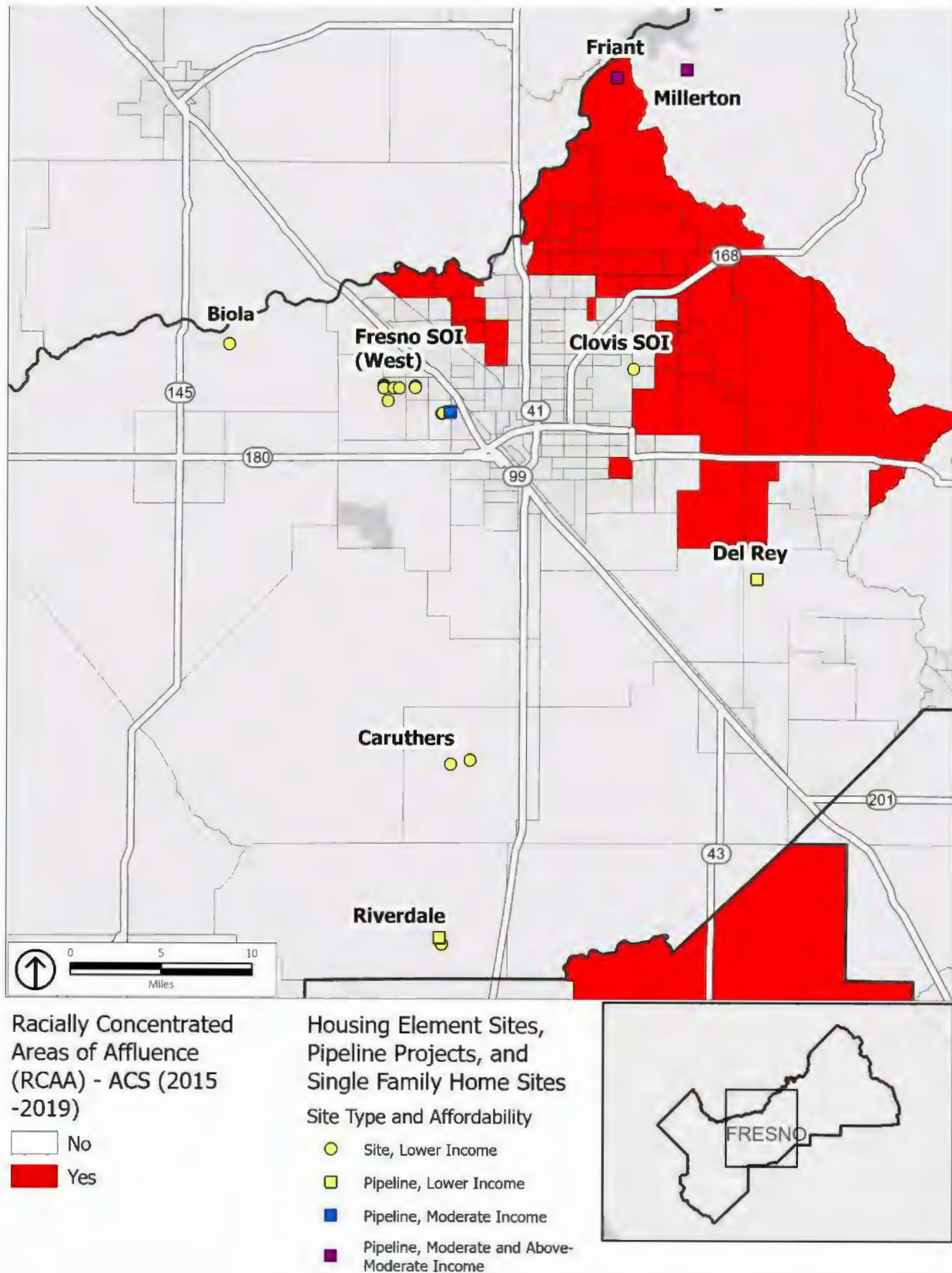
The unincorporated county has a comparable rate of female-headed households to incorporated areas, at 19.4% of households. Of female-headed family households in the unincorporated county, 17.2% include own children, 29.4% include other relatives or non-biological children, and 2.6% include housemates. Within the unincorporated county, 28.3% of female-headed households include children and have a household income below the poverty line. The spatial distribution of single-parent, female-headed households with children as a percentage of total households correlates with TCAC/HCD Opportunity Area designations, with the lower-resource and high segregation and poverty-designated areas having higher rates of female-headed households than are found in higher-resource areas (see Figure 1A-13).

² 2017-2021 ACS data was used for this comparison because Millerton only existed as a CDP beginning with the 2020 census, so CDP data for Millerton was not tabulated in the 2019-2019 ACS.

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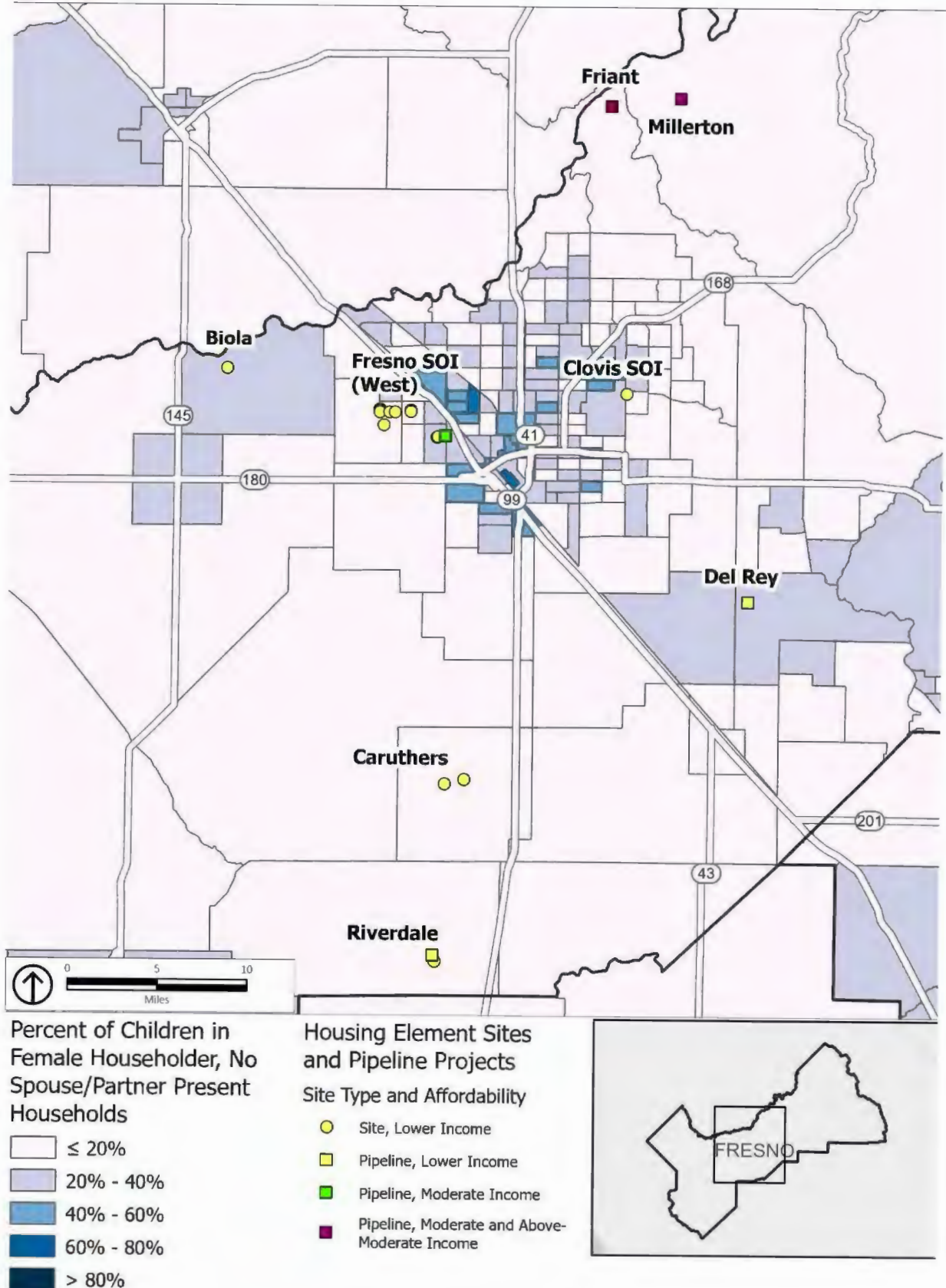
However, in contrast with this pattern, much of the unincorporated county east of the cities of Clovis, Reedley, and Fresno also have proportions of single, female-headed households with children at rates between 20% and 40%.

Figure 1A-12: Local RCAAs



Source: ACS (2015-2019); County of Fresno, 2023.

Figure 1A-13: Single-Parent Female-Headed Households with Children



Source: ACS (2015-2019); County of Fresno, 2023.

Disability Rates and Services

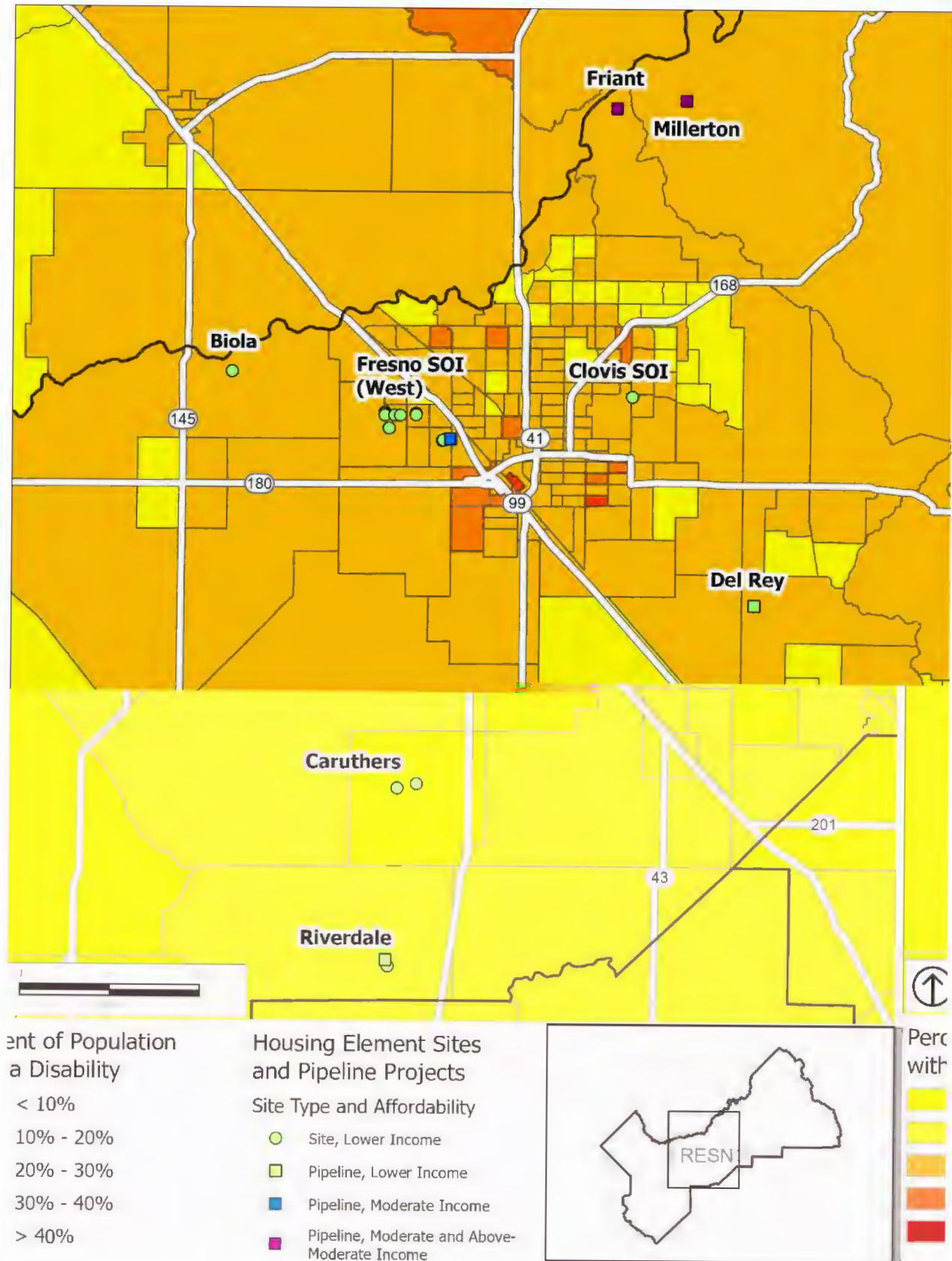
Approximately 13.6% of unincorporated county residents live with one or more types of disability, close to the countywide rate of 12.9% and the state rate of 9.6%. The spatial distribution of unincorporated county residents living with disabilities appears to be higher closer to the more populated jurisdictions along SR 99, with rates between 10 and 20% from the SR 99 to the census tracts from Firebaugh to the Lemoore Naval Air Station in Kings County (see Figure 1A-14). The far western portion of the county has disability rates below 10% to the boundary with San Benito and Monterey Counties. All of the unincorporated county east of the City of Clovis and Fresno, with the exception of a few census tracts adjacent to the City of Clovis' boundaries, have disability rates between 10 and 20% of the population. However, the proportion of seniors is higher in these areas, likely due to the location of retirement properties. As such, given the typical relationship between the higher proportion of seniors and higher rates of disabilities, higher rates of disabilities in these areas are likely associated with seniors retiring in these rural areas. Generally, census tracts in unincorporated county see lower rates of disability than tracts in cities.

As shown on Table 2-32, Disability by Type (2020) in Section 2, Housing Needs Assessment, ambulatory disabilities were the most prevalent disability type in the unincorporated county, reported by 48.1% of the population with a disability. Independent living difficulties were reported by 38.3% of persons with disabilities, followed by cognitive and hearing difficulties at 35.7 and 34.5%, respectively. The unincorporated county has a very small population of residents with developmental disabilities (less than 1.0% of total population), of which approximately 55.0% are under 18 years of age and live at home, with parents or a caregiver.

Residents with disabilities in the unincorporated county are served by the Fresno County Senior Resource Center, which operates an Adult Protective Services program, assisting both disabled adults and seniors with all requests for assistance. The Fresno County Department of Social Services (DSS) Adult Services Branch also provides housing and basic needs assistance to elderly persons. The Fresno/Madera Area Agency on Aging (FMAAA) provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age.

For seniors and other persons requiring a supportive housing setting, there are 210 licensed care facilities in Fresno County with 4,953 beds. However, none of these facilities are in the unincorporated county, which may push aging households into cities as their need for care increases. Operating care facilities in rural unincorporated areas is more difficult compared to urbanized areas based largely on the incredibly dispersed geographic distribution of potential residents and distance from medical facilities.

Figure 1A-14: Population with a Disability



Access to Opportunity

Transit Mobility

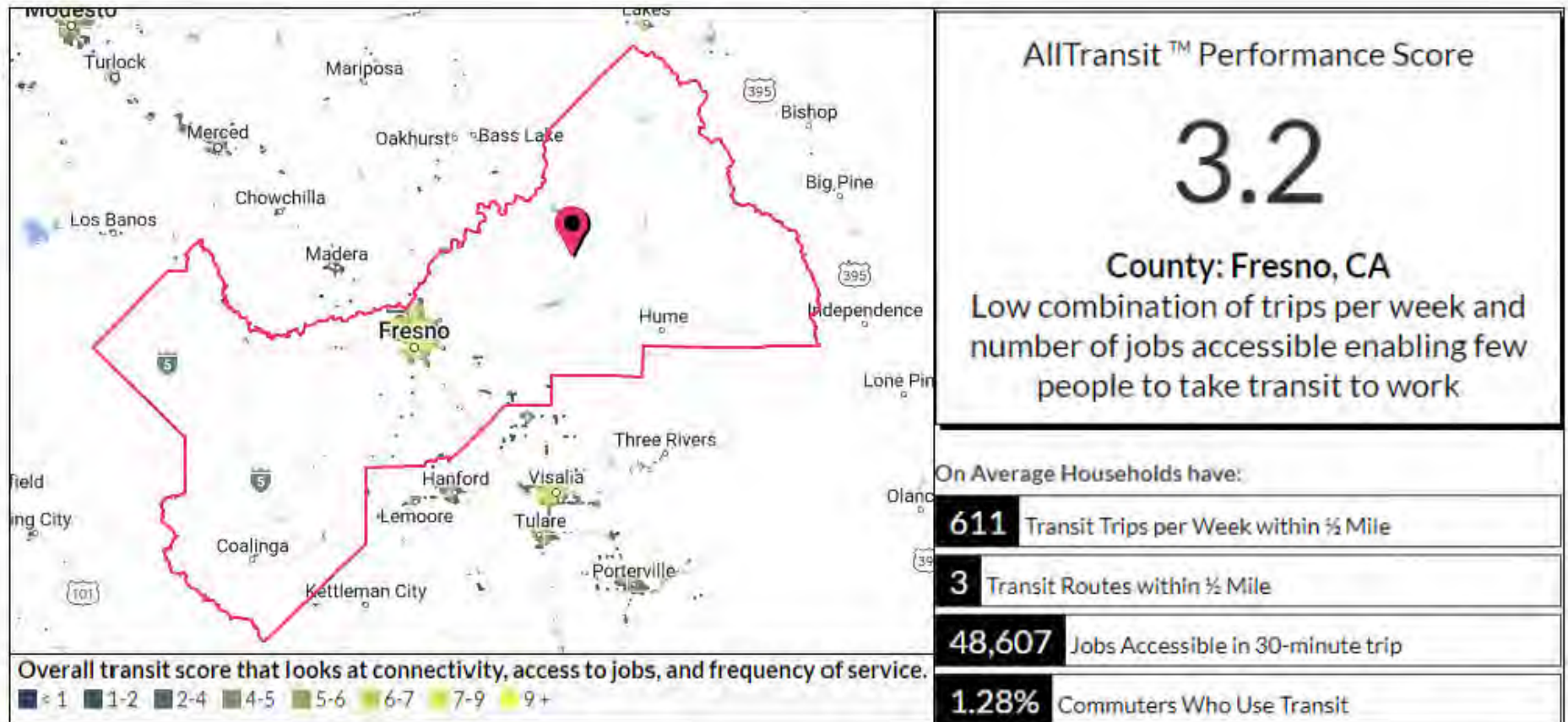
Transit mobility refers to an individual's ability to navigate the community and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

The Fresno County Rural Transit Agency (FCRTA) offers a variety of transportation programs that are available to riders in unincorporated county. Most FCRTA lines serve over 25 unincorporated communities, including: Alder Springs, Auberry, Burrough Valley, Cantua Creek, Caruthers, Del Rey, Dunlap, Easton, El Porvenir, Five Points, Friant, Halfway, Jose Basin, Lanare, Laton, Marshall Station, Meadow Lakes, Mile High, Miramonte, New Auberry, O'Neills, Pinehurst, Prather, Raisin City, Riverdale, Squaw Valley, Sycamore, Three Rocks, Tollhouse, Tranquillity, and the American Indian Rancherias of Big Sandy, Cold Springs, and Table Mountain. Each of FCRTA's intercity buses are equipped with parcel and bicycle racks, and all vehicles are wheelchair lift equipped. Rates vary by route and distance, but all routes offer discounted fares for seniors. Additionally, FCRTA recently started an electric car rideshare service for the community of Biola, with fares that are 50% subsidized (ADA attendance ride for free), and a driver hiring program with a preference for Biola residents.

The Senior Taxi Scrip Program, administered by the Fresno Council of Governments (FCOG) provides reliable and affordable transportation to Fresno County residents who are 70 years of age and older. Eligible seniors receive a 75% discount on taxi fares by purchasing scrip. Taxi Scrip can be used at any time, 24 hours a day, and 7 days a week when needed, and never expires, providing a reliable and affordable transportation option for seniors throughout the county.

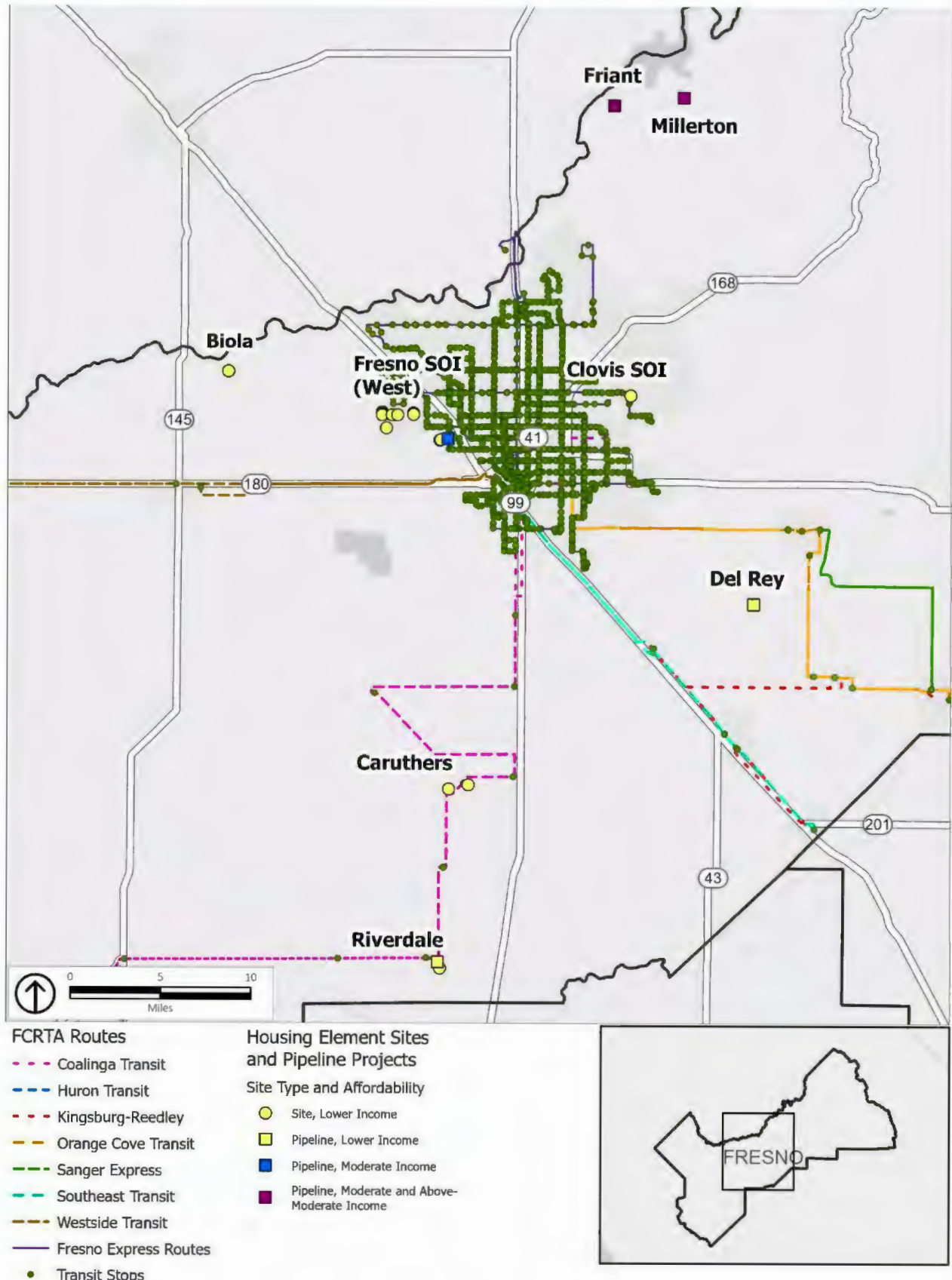
AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. Figure 1A-15 depicts Fresno County's AllTransit Performance score, including metrics representing average household transit access. Fresno County's overall score is 3.2, demonstrating "low" connectivity. It is important to note that this score is for Fresno County as a whole, including incorporated areas, as AllTransit does not provide a score just for the unincorporated county. Fresno County's score is consistent with comparable counties, which are typified by rural and semi-rural communities. However, the AllTransit methodology, which determines scores according to an "average" household, may not fully represent transit availability in the unincorporated areas, as the estimate is an average of both incorporated and unincorporated areas. As is shown in Figure 1A-16, much of FCRTA's rural transit connectivity is focused on moving people between cities rather than within cities. Many unincorporated areas in the central areas of Fresno County are not served by rural transit, with the exception of the Caruthers area. However, sites that are just outside of the City of Fresno are able to use the Fresno Express transit system to access resources within the city boundaries.

Figure 1A-15: Fresno County AllTransit Performance Score



Source: AllTransit.cnt.org, 2022

Figure 1A-16: Fresno County Bus Routes and Stops



Source: FCRTA, 2023; Fresno Express, 2023; Caltrans, 2022; County of Fresno, 2023.

Housing Mobility

Approximately 31.1% of occupied households in the unincorporated county are renter-occupied. As shown in Section 2, Housing Needs Assessment, Table 2-18, for 2022 the California Department of Finance (DOF) reported an overall vacancy rate of 12.2% in the unincorporated county. Vacancy data is not available by tenure through the DOF; however, the 2020 ACS 5-year estimate indicates a rental vacancy rate of 3.6% and an ownership unit vacancy rate of 1.4%, with an overall vacancy rate (once seasonal vacancy is included) of 12.4%. A healthy vacancy rate is generally considered to be around 5%. ACS 5-year estimate vacancy rates draw on large sample sizes and may not precisely represent vacancy on the ground. Instead, these rates are presented as general estimates indicating approximate conditions in the local housing market.

In communities in or around the Sierra National Forest, like Auberry, Shaver Lake, and Squaw Valley, there are hundreds of vacant units and the majority or all the vacant units are used for seasonal recreational use. Throughout most of the other unincorporated communities a sizeable or majority of vacant units were recorded as being “other vacant,” a category of properties which are vacant but not immediately available for rent or purchase. Properties may be categorized as “other vacant” due to one or more factors, which may include ongoing legal proceedings, active renovation or repair, abandonment, or an owner’s preference for vacancy, among other potential factors. These categories of vacancy are accounted for in the overall vacancy rate estimate but are not included in the rental and ownership vacancy rate estimates, which only consider those units immediately available for rent or purchase.

The unincorporated county’s low rental vacancy rate indicates a tight rental market with few housing mobility opportunities for current and prospective renters. Similarly, the low ownership unit vacancy rate indicates an absence of available homes for sale in the unincorporated county for prospective homebuyers. However, the unincorporated county’s vacancy rates are consistent with several other comparable Fresno County jurisdictions (see Section 2, Housing Needs Assessment).

While median rent data and Housing Choice Voucher usage data is not available for the unincorporated county, Section 2, Housing Needs Assessment, Table 2-22, Home Sales Recorded in 2021-22, reports that home prices in several unincorporated communities fluctuated between 2021 and 2022, with some communities seeing increases and some decreases. However, most communities only saw sale counts of between 2 and 7 homes, with Shaver Lake and Friant seeing sale counts of 13 and 14, respectively. In Shaver Lake, home prices remained consistent, while in Friant, the average sale price decreased by 32.9%.

A shortage of available housing units for rent and for sale may indicate limited mobility options for prospective and existing unincorporated county residents seeking ownership opportunities.

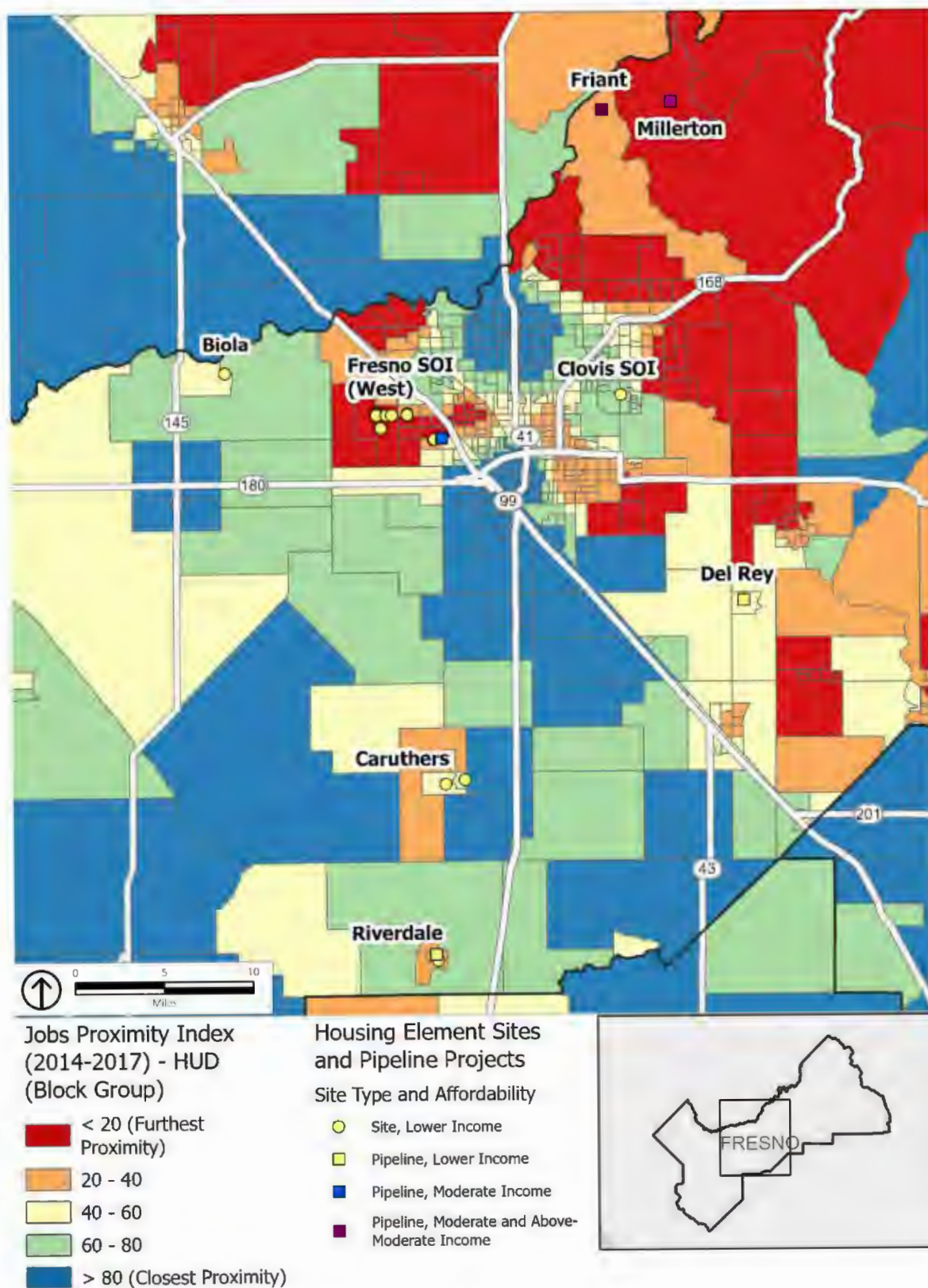
Employment Opportunities

The United States Department of Housing and Urban Development (HUD) jobs proximity index measures employment accessibility in residential areas by calculating distances to potential job locations within the area, with larger employment centers weighted more heavily, and factoring in the population size of the local workforce. The jobs proximity index demonstrates a pattern by which areas of the unincorporated county that are closer to urban job centers, like the City of Fresno, or are closer to highways and transit

linkages providing access to these job centers score higher than isolated rural areas (see Figure 1A-17). Census tracts along SR 99 and SR 41 score highly, generally to the south and southwest of SR 99. The unincorporated county to the east and northeast of SR 99, in more mountainous and sparsely populated areas of the county, see the lowest scores. Similarly, Longitudinal Employer-Household Dynamics (LEHD) data indicates that jobs in the unincorporated county are concentrated in the central part of the county closest to the SR 99 corridor, with jobs distributed across agricultural and industrial areas lying between urban nodes. Additional clusters of jobs are found in and around Squaw Valley and Auberry, with fewer jobs found in the western side of the county. However, it is worth noting that the index's model may not accurately reflect the proximity to employment opportunities of residents of areas immediately to the west of Fresno. This may be reflective of smaller employment centers being in closer proximity to west Fresno, as job proximity is weighted by size of employment, or may indicate a larger labor force in this area of the city.

In the unincorporated county, the primary industries include agriculture, agribusiness, and natural resource extraction. Access to employment opportunity for unincorporated residents is highly dependent on the location of those residents in relation to job centers, which are primarily found in or close to incorporated areas. According to the 2016-2020 ACS, the labor force participation rate in the unincorporated county is approximately 60.8%. Unincorporated lands are predominantly agricultural in nature. Aside from educational and a limited amount of service/retail jobs, the lack of population density and infrastructure in the unincorporated county largely prevents any other job opportunities from becoming viable. Limited access to jobs that are not agriculture-related may prevent workforce-age persons and households from residing in unincorporated communities. Due to the primarily rural and sparsely populated nature of the unincorporated county, extending access to affordable housing and transit opportunities in remote areas will help ensure that residents are experiencing adequate access to employment opportunities.

Figure 1A-17: Jobs Proximity Index



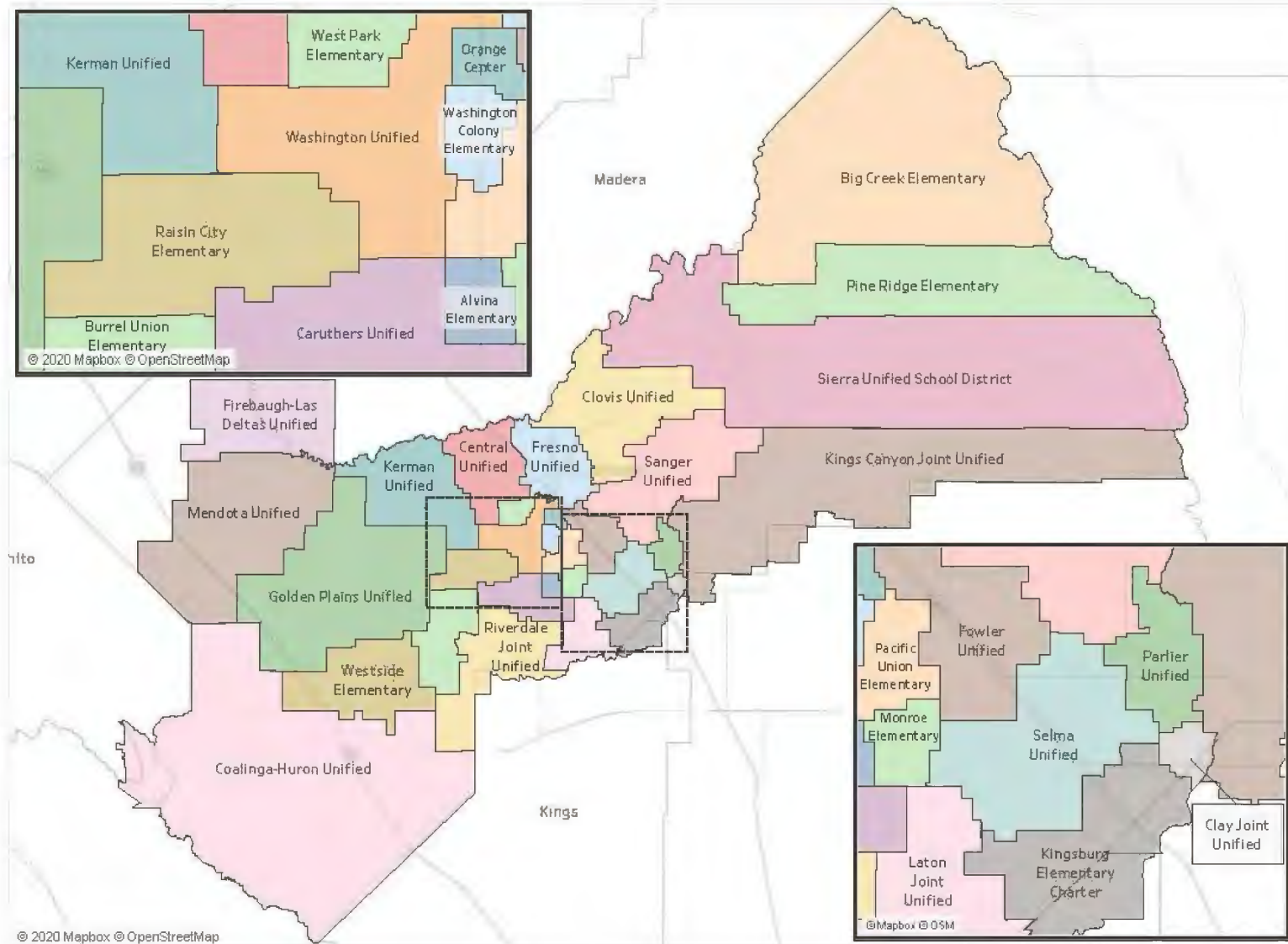
Educational Opportunities

Most schools in Fresno County are in incorporated jurisdictions. Students living in the unincorporated county are served by several school districts, as demonstrated in Figure 1A-18. While the service area of many of the school districts is geographically large, particularly in the eastern county, most have schools in areas where there is the greatest need, and many schools in isolated areas are K-12. In 2019, the Department of Education (CDE) reported on 40 public schools in the unincorporated county, as identified in Table 1A-10. School performance varies between unincorporated communities. Communities in the south/central section of the county, as well as in isolated areas in the western county, tend to see lower median incomes compared to communities in the central and northeast sections of Fresno County, where communities radiate outward from the City of Fresno and tend to be denser, relatively higher-income, less affordable, and closer to jobs and major arterial roads. Schools in the relatively lower-income unincorporated communities also tend to see lower performance scores – these include schools in and around the communities of Laton, Riverdale, Burrel, Caruthers, Bowles, Raisin City, Five Points, Helm, Cantua, Tranquillity, Navelencia, and Dunlap. Conversely, schools in unincorporated communities that see higher scores include areas in and around Fairmont, Sunnyside, Clovis, and Reedley. These unincorporated communities are in higher-income, northeast parts of the county, in and around the City of Fresno, or in the sphere of influence of incorporated jurisdictions.

The proportion of students in schools in the unincorporated county who are socioeconomically disadvantaged is typically comparable to Fresno County's relatively lower-income incorporated communities. Similarly, the proportion of students who are English-language learners is comparable to Fresno County's lower-income incorporated communities. Unincorporated communities that are closer to the City of Fresno are an exception, including the communities of Sunnyside, Clovis, and Fairmont, which are higher-income unincorporated communities where fewer students are socioeconomically disadvantaged and/or English language learners. These schools tend to outperform other schools in unincorporated communities. Many schools, particularly in lower-income areas of the western county where rates of English-language learning students are high, have information on their websites in both English and Spanish to meet the linguistic needs and preferences of students and their families.

While the anticipated educational outcomes, according to TCAC/HCD, tend to be higher in the central and eastern portions of the county, this area is more urbanized or suburban and sees higher incomes as compared to the primarily rural and agricultural areas at the eastern and western extremities of the county. The areas west of the City of Fresno with the lowest educational scores are largely open space and agricultural land. In an urban area, a shortage of educational opportunities may present a barrier to families with children to live there. However, in rural and agricultural areas, such as far western and eastern Fresno County, land uses are not conducive to centralized urban areas and are instead focused on agricultural uses. Educational opportunities are available within all incorporated jurisdictions, and each school district extends beyond city limits into the unincorporated county to serve residents of these areas.

Figure 1A-18: School Districts in Fresno County



Source: Fresno County Superintendent of Schools, 2020; accessed November 2022

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Table 1A-10: School Performance Scores in Unincorporated Fresno County

School Name	Community	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Centerville Elementary	Centerville	-5.2	-23.7	2.4%	0.0%	70.7%	0.0%	27.5%
Del Rey Elementary	Del Rey	-0.5	-20.0	4.2%	0.4%	92.9%	2.4%	31.8%
Fairmont K-8	Fairmont	+23.5	+4.1	4.8%	0.2%	39.8%	0.7%	9.2%
John S. Wash Elementary	Sunnyside	+25.5	+16.8	4.2%	0.4%	53.1%	0.9%	13.6%
Lone Star Elementary	Lone Star	+15.2	-5.7	3.0%	0.6%	70.3%	1.5%	19.4%
Sequoia Elementary	Sunnyside/ Lone Star	+9.2	-9.1	3.8%	1.9%	59.2%	1.7%	16.7%
Quail Lake Environmental Charter School (K-8) – unincorporated	Clovis	+63.0	+53.3	3.0%	0.3%	19.8%	0.2%	4.4%
Biola-Pershing Elementary	Biola	-10.6	-22.5	9.0%	0.0%	96.5%	0.9%	51.3%
Sun Empire Elementary	Biola/Kerman	+5.8	+10.6	6.3%	0.3%	82.1%	0.3%	43.2%
Indianola Elementary	Selma SOI	-21.1	-44.5	11.1%	4.0%	80.3%	0.0%	31.8%
Terry Elementary	West of Selma	-13.4	-43.3	9.3%	2.5%	92.5%	0.5%	52.2%
Alta Elementary	Reedley/Orange Cove	-16.9	-11.6	7.5%	0.7%	92.3%	0.0%	59.0%
Great Western Elementary	Reedley/Cella	+4.3	+8.2	4.1%	1.1%	85.1%	0.6%	43.7%
Dunlap Elementary (K-8)	Dunlap	-8.6	-22.5	13.4%	2.1%	68.8%	0.5%	8.5%
Riverview Elementary (K-8)	Reedley SOI	+32.8	+17.0	2.0%	1.6%	61.2%	0.0%	14.9%
Silas Bartsch K-8	Reedley SOI	+10.3	-20.2	3.3%	2.3%	85.4%	0.0%	40.2%
Navelencia Middle	Navelencia	-15.4	-52.3	7.0%	7.4%	88.0%	0.3%	22.8%
Kings Canyon Continuation	Reedley SOI	-62.5	-170.7	-	12.0%	94.8%	0.0%	20.1%
Malaga Elementary	Malaga	-1.1	-22.4	9.2%	1.6%	84.6%	0.0%	27.7%
Alice M. Worsley School	Malaga/Fowler	-	-	24.3%	19.3%	100.0%	21.9%	16.1%
Hume Lake Charter School	Hume	+60.4	+4.6	6.5%	0.0%	43.5%	0.0%	1.4%
Pine Ridge School (K-12)	Auberry/Tollhouse	+18.6	-26.5	12.7%	0.0%	26.2%	1.9%	0.0%
Sierra Junior High School	Auberry/Tollhouse	+6.8	-44.3	13.5%	6.2%	39.6%	0.0%	0.5%
Laton High	Laton	-4.1	-110.5	-	7.7%	84.2%	0.0%	21.9%
Laton Middle	Laton	-42.3	-66.5	6.2%	10.1%	85.8%	0.0%	32.6%
Laton Elementary	Laton	-69.4	-74.0	3.0%	0.3%	87.5%	0.0%	52.7%

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Table 1A-10: School Performance Scores in Unincorporated Fresno County

School Name	Community	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Riverdale Elementary	Riverdale	-28.2	-53.4	7.1%	4.1%	83.0%	0.0%	37.6%
Fipps Primary	Riverdale	-2.4	+6.5	11.2%	0.2%	88.0%	0.2%	55.1%
Riverdale High	Riverdale	+9.0	-62.7	-	3.1%	84.3%	0.0%	22.3%
Burrel Elementary	Burrel	-59.3	-50.3	6.0%	1.5%	91.8%	0.0%	61.5%
Pacific Union Elementary	Bowles	-26.5	-45.4	13.9%	4.5%	88.2%	1.2%	58.4%
Raisin City Elementary (K-12)	Raisin City	-78.7	-108.7	0.0%	0.0%	96.5%	0.3%	71.0%
Westside Elementary (K-12)	Five Points	-53.1	-77.8	6.3%	1.0%	94.7%	1.1%	73.9%
Helm Elementary	Helm	-56.4	-56.1	17.6%	8.8%	100.0%	0.0%	55.0%
Cantua Elementary	Cantua	-53.5	-70.0	7.0%	4.5%	94.4%	0.0%	78.3%
Tranquillity Elementary	Tranquillity	-109.4	-130.9	12.8%	4.9%	89.5%	0.0%	51.0%
Tranquillity High	Tranquillity	-36.5	-126.7	-	16.6%	96.6%	0.2%	34.5%
Navelencia Middle	Navelencia	-15.4	-52.3	7.0%	7.4%	88.0%	0.3%	22.8%

Source: California Department of Education, 2019

Environmental Health

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for the unincorporated county, suggesting relatively adverse environmental conditions in the western county compared to eastern (see Figure 1A-19). According to OEHHA, the smaller tracts in the center of the county, primarily west of SR 99 but including the Reedley area, have scores above the 90th percentile. In contrast, east of Reedley and Clovis, scores are typically below the 50th percentile, dropping significantly in the Sierra National Forest. The stark differences in environmental conditions between eastern and western Fresno County is likely due to the dominance of commercial agricultural practices and natural resource extraction, both of which are known to have negative impacts on the surrounding areas resulting from air pollution and other contaminants. The higher CalEnviroScreen scores in western Fresno County are even more notable when compared to other indicators of fair housing issues, such as socioeconomic characteristics, as there are notably higher rates of poverty, lower median incomes, and higher proportions of non-White and non-English speaking persons in western Fresno County, as discussed throughout this assessment.

The primary indicators leading to the high environmental scores as reported by OEHHA's CalEnviroScreen vary across the county, but include ozone, particulate matter (PM)_{2.5}, diesel PM, pesticides, toxic releases, drinking water contaminants, chemical cleanup, lead in housing, groundwater threats, hazardous waste, impaired water, and solid waste. Ozone, diesel particulate, and PM_{2.5}, forms of pollution generated by car traffic and industrial uses, score higher in areas along the Interstate (I-) 5 corridor, with the lowest scores found in the sparsely populated southwest areas. In the unincorporated county, pesticide use, groundwater threats, and solid waste facilities are more prevalent than in urbanized areas, reflecting the presence of agricultural industries and chemical and waste storage outside of urban areas. Nearly all of western Fresno County is considered to be Senate Bill (SB) 535-qualifying disadvantaged communities, representing the census tract with scores that are higher than 75% of all other census tracts (aka upper quartile or the highest 25th percentile census tracts) in CalEnviroScreen 4.0, census tracts previously identified in the top 25th percentile in CalEnviroScreen 3.0, and census tracts with high amounts of pollution and low populations. This indicates that, as compared with statewide averages, the western part of the unincorporated county represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations.

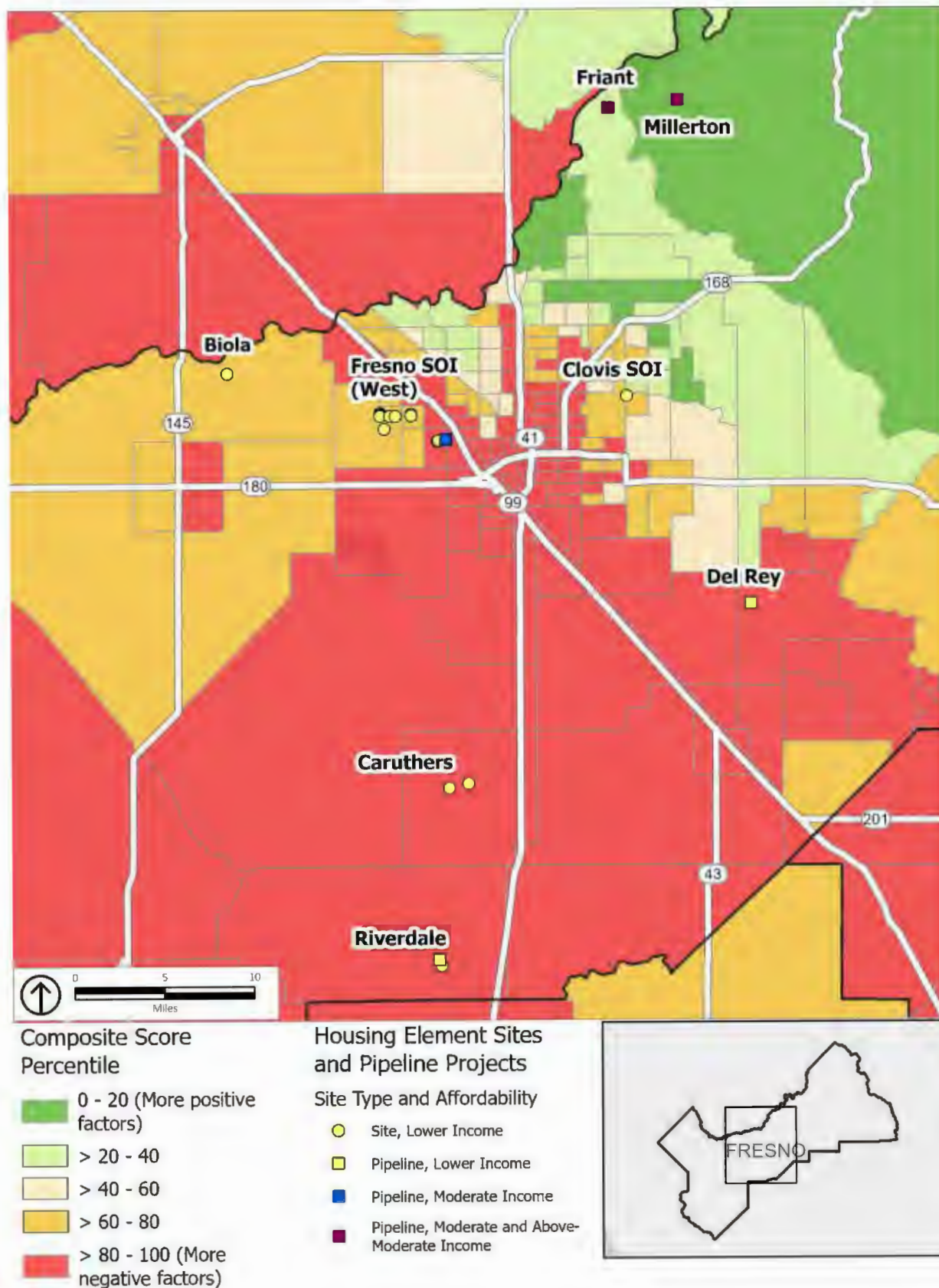
The County added an Environmental Justice Element as part of its comprehensive General Plan update, which focuses on topics and geographical areas that parallel with environmental issues and disadvantage communities, including: housing with an emphasis on improving unsafe housing conditions, improving environmental conditions, and enhancing and prioritizing access to resources.

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The first goal (EJ-A) and its policies focus on ensuring new developments do not disproportionately burden disadvantaged communities. The second goal (EJ-B) and its policies promote improved access to facilities and spaces for physical activity. The third goal (EJ-C) and its policies seek to improve access to health care and healthy foods in disadvantaged communities. The fourth goal (EJ-D) and its policies concentrate on creating safe and sanitary living conditions. This goal has the most direct relationship to the Housing Element. For example, Policy EJ-D.1 (Home Rehabilitation) and Program 23 of this Housing Element (Housing Preservation and Rehabilitation) both direct the County to administer the Housing Assistance Rehabilitation Program (HARP) and expand funding opportunities to finance home-based improvements for income qualified residents. Policy EJ-D.2 (Assisted Home Rehabilitation) directs the County to expand this type of support for more vulnerable populations, including residents with disabilities, senior residents, and lower-income residents. The fifth goal (EJ-E) and its policies ensure that residents can meaningfully engage in the planning and development process, particularly those residents in disadvantaged communities that experience health and environmental burdens.

Through the goals, policies, and implementation actions of the Environmental Justice Element, the County formalizes its long-term and ongoing commitment to affirmatively furthering fair housing by addressing the topics associated with environmental justice throughout the unincorporated county.

Figure 1A-19: CalEnviroScreen Scores

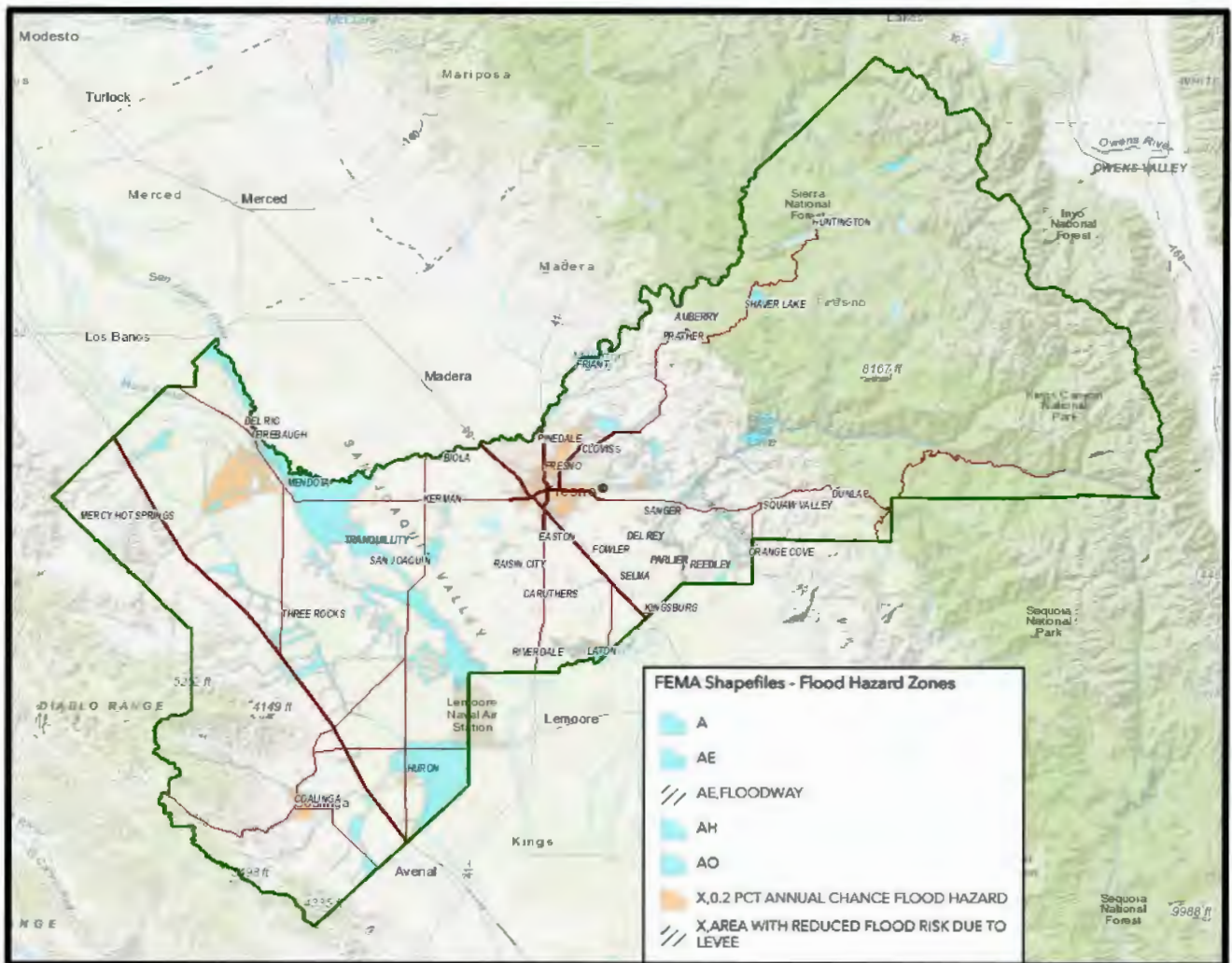


Source: CalEnviroScreen 4.0; accessed July 2023

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Further, the Federal Emergency Management Agency (FEMA) develops flood maps that identify areas with the highest risk of flooding, differentiating them by the degree of severity and frequency of flooding anticipated. In Fresno County, flood zones are largely in western areas, with the only flood zones in eastern Fresno County being small areas around mountain lakes and rivers (see Figure 1A-20). Flood zones include Zone AO, AE, AH, and A, which indicate the depth of the 1.0% annual chance of flooding, and areas with a 0.2% annual chance of flooding. The Fresno Slough and San Joaquin River in western Fresno County pose the greatest threat of flooding, beyond the impacts of heavy rains at low elevations. As such, flood risk is greatest for lower-income communities in western Fresno County that experience greater burdens of pollution burden than communities in eastern Fresno County.

Figure 1A-20: Flood Hazard Zones



Source: FEMA 2021; Fresno County, 2021; accessed November 2022

Disproportionate Housing Need and Displacement Risk

Overcrowding

Overall, approximately 6.2% of households in the unincorporated county are considered overcrowded, a similar proportion as the percentage of overcrowding in Fresno County as a whole (6.1%). In addition, approximately 2.3% of households in the unincorporated county report being severely overcrowded, compared to 3.6% of households in Fresno County. However, overcrowding is significantly higher among renters in the unincorporated county, of whom, 12% are overcrowded, than among homeowners, of whom, 3.6% are overcrowded.

As shown in Figure 1A-21, overcrowding is notably lower east of the cities of Clovis and Sanger, and higher in western Fresno County, particularly in the communities of Caruthers and Riverdale. This is reflected in Table 1A-11. These communities in eastern Fresno County tend to have had consistently lower rates of overcrowding since 2010, including Auberry, Shaver Lake, and Squaw Valley. Of those communities for which data is available, Caruthers, Del Rey, and Riverdale have seen significant increases in overcrowding, while Calwa, Laton, and Malaga have seen significant decreases.

Table 1A-11: Percentage of Overcrowded Households in Unincorporated Communities

Select Communities*	2010		2020	
	Overcrowded	Severely Overcrowded	Overcrowded	Severely Overcrowded
Auberry	1.8%	0.8%	0.0%	0.0%
Calwa	17.0%	22.2%	9.0%	13.1%
Caruthers	5.8%	0.0%	13.3%	1.0%
Del Rey	4.0%	1.6%	14.6%	9.5%
Easton	6.5%	0.5%	3.0%	1.2%
Laton	14.5%	0.0%	4.5%	0.0%
Malaga	20.4%	5.4%	9.3%	0.0%
Riverdale	6.3%	1.3%	15.4%	5.3%
Shaver Lake	0.0%	0.0%	1.0%	2.1%
Squaw Valley	5.8%	1.8%	3.1%	0.0%
Unincorporated Fresno County	6.4%	2.2%	6.2%	2.1%

*Includes communities for which Census data was available in both 2010 and 2020.

Source: 2006-2010 ACS, 2016-2020 ACS

According to the 2016-2020 ACS, the greatest increase in renter overcrowding was in Del Rey (17.7 percentage point increase) and Squaw Valley (14.1 percentage point increase). In Squaw Valley, renters account for just 13.5% of households; therefore, the high rate of renter overcrowding is not fully reflected in the total overcrowding rate, which is among the lowest in the unincorporated county. In Del Rey, the dramatic increase in overcrowded renter households is likely the cause of the significant increase between 2010 and 2020 for total household overcrowding as homeowner overcrowding remains at less than the

county percentage. In contrast to Del Rey and Squaw Valley, the largest decreases in renter overcrowding occurred in Laton (17.5 percentage point decrease) and Calwa (15.4 percentage point decrease). The largest increase in homeowner overcrowding occurred in Caruthers (11.6 percentage point increase) and Riverdale (8.6 percentage point increase). The largest decreases, in contrast, occurred in Laton (5.7 percentage point decrease) and Malaga (4.4 percentage point decrease). High rates of either renter or homeowner overcrowding, particularly significant increases, may indicate a shortage of housing overall, unmet demand for units with enough bedrooms for larger households, or increasing housing costs.

Overcrowding in Fresno County appears to be largely concentrated in a few communities, as indicated in Table 1A-11, indicating a need for concentrated solutions.

Overpayment

In the unincorporated county, 15.9% of households are cost burdened, and 13.2% are severely cost burdened, for a total of 29.1% of all households (Table 1A-12). Of these households, approximately 46.7% are renters, though renters comprise only 31.1% of households in the unincorporated county. In total, 21.5% of renters are cost burdened and 13.3% are severely cost burdened, compared to 20.5% and 9.7% of homeowners, respectively.

As discussed in the Overpayment section of the Housing Needs Assessment, overpayment often impacts lower-income households at a higher rate due to financial constraints. As such, these households are most at risk of displacement due to overpayment resulting from more limited flexibility in responding to changes in income or rent. In the unincorporated county, 24.4% of all lower-income households are cost burdened and 32.3% are severely cost burdened, for a total of 56.7% of all lower-income households experiencing some degree of cost burden (see Table 1A-12). Lower-income renters experience overpayment at a higher rate than lower-income homeowners, while both are similarly impacted by severe overpayment, indicating the degree of unaffordability in the unincorporated county. While moderate-income households experience overpayment at a similar rate as lower-income households, they are not as impacted by severe overpayment. Therefore, the housing prices in the unincorporated county may be attainable to some moderate-income households, while they are out of reach of many lower-income households. In contrast to lower- and moderate-income households, above moderate-income households in the unincorporated county experience the lowest rate of overpayment. However, homeowners in this income category are the only ones that experience overpayment at a higher rate than renters in the same category.

Figure 1A-21: Overcrowding in Fresno County

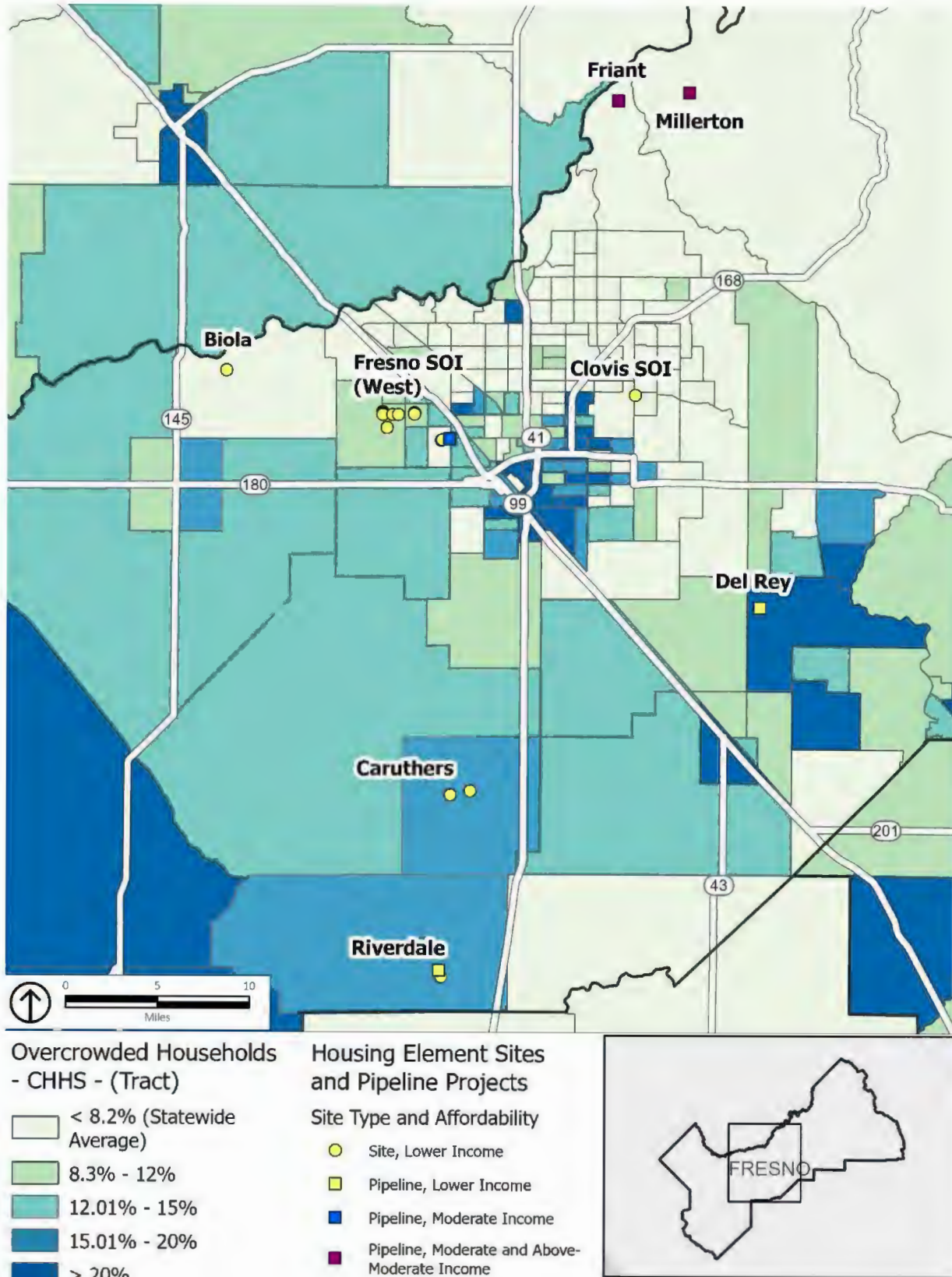


Table 1A-12: Cost Burden in Unincorporated Fresno County, 2010-2018

Household Type	Cost Burdened			Severely Cost Burdened		
	2010	2018	Percentage Change	2010	2018	Percentage Change
All Households	18.0%	15.9%	2.1%	15.0%	13.2%	-1.8%
Renters	18.3%	21.5%	-3.2%	18.9%	20.5%	1.6%
Homeowners	17.9%	13.3%	4.6%	13.1%	9.7%	-3.5%
Lower-Income Households	22.8%	24.4%	-1.7%	36.3%	32.3%	-4.0%
Renters	23.3%	28.3%	-5.0%	32.2%	33.6%	1.4%
Homeowners	22.2%	19.7%	2.4%	41.4%	30.9%	-10.6%
Moderate-Income Households	22.3%	20.8%	1.5%	9.6%	7.4%	-2.2%
Renters	24.9%	27.4%	-2.4%	1.5%	0.3%	-1.2%
Homeowners	20.9%	16.9%	4.0%	15.6%	11.5%	-4.1%
Above Moderate-Income Households	14.4%	9.9%	4.6%	2.9%	1.8%	-1.1%
Renters	6.3%	6.3%	0.0%	0.0%	0.8%	0.8%
Homeowners	16.2%	10.6%	5.5%	3.5%	2.1%	-1.4%

Sources: CHAS 2006-2010 and 2014-2018

Since 2010, all income categories have experienced a decrease in severe overpayment overall (see Table 1A-12). However, lower-income and above moderate-income renters have experienced small increases. While overpayment among lower-income renters has decreased, the increase in severe overpayment may include some renters whose costs were more than 30% of their income in 2010, but have since increased beyond 50%, or may be new renters in the market. In contrast, both overpayment and severe overpayment have decreased among moderate-income renters. While overpayment has increased among most other groups, most changes have been relatively small compared to rates of rising overpayment within incorporated areas. This is representative of the higher housing costs typically found in incorporated cities, near employment opportunities, services, schools, and other resources and amenities.

As shown in Figures 1A-22 and 1A-23, the highest rates of overpayment in Fresno County are primarily in the center of the county, surrounding the cities of Fresno, Clovis, Sanger, Parlier, and Selma. Most of the census tracts in which more than 40% of homeowners are overpaying and all of the tracts in which more than 60% of renters are overpaying overlap largely with incorporated areas. In these tracts, the unincorporated county consists primarily of low-density agricultural land. As such, it is difficult to determine whether the rate of overpayment is attributed to housing within incorporated cities, housing in the unincorporated county, or both. However, incorporated areas have the highest concentration of employment opportunities, as discussed in Section 3: Regional Assessment of Fair Housing; therefore, it can be assumed that housing costs within the spheres of influence of Fresno County cities likely reflects the prices within city limits, which likely results in similar levels of overpayment.

In the unincorporated county, rising home costs are not necessarily linked to rates of overpayment. For example, the median home value in Laton has increased by an average of 11.9% annually since 2014, but homeowner overpayment is among the lowest in the unincorporated county at 19.4% (see Table 1A-13). In

most communities for which median home value is available, approximately one-third of homeowners are overpaying for housing, regardless of the degree of change in home values. This is reflected in Figure 1A-23, which shows that overpayment in much of the unincorporated county is relatively consistent, with increases close to central cities such as Fresno, Sanger, Parlier, and Selma.

Table 1A-13 Change in Median Home Value in Unincorporated Communities, 2014-2022

Select Unincorporated Communities	Median Home Value		Average Annual Change	Homeowner Overpayment Rate
	2014	2022		
Auberry	\$282,183	\$460,939	7.9%	36.0%
Caruthers	\$165,592	\$322,752	11.9%	33.0%
Easton	\$153,374	\$304,414	12.3%	35.8%
Friant	\$363,867	\$622,664	8.9%	32.3%
Laton	\$166,571	\$325,751	11.9%	32.2%
Riverdale	\$151,315	\$297,165	12.0%	19.4%
Shaver Lake	\$461,038	\$715,984	6.9%	26.6%
Squaw Valley	\$201,108	\$377,798	11.0%	30.6%
Tranquillity	\$136,735	\$276,563	12.8%	17.4%

Note: Median home values are not available for all unincorporated communities in Fresno County.

Source: Zillow.com, accessed October 2022

In contrast to the relatively consistent rate of homeowner overpayment, renters living in communities adjacent to or near incorporated areas are disproportionately burdened by overpayment. This is seen in Calwa and Del Rey, where 59.3 and 67.1% of renters are overpaying, respectively (Table 1A-14). Residents of these communities, given their location, likely commute to adjacent cities of Fresno, Sanger, and Parlier for employment and services. Since 2014, renter overpayment in Calwa has decreased from 68.2%, which may be in part due to decreasing rents. In contrast, renter overpayment in Del Rey has increased from 42.8% in 2014, likely due to the rapidly increasing rent in this community. Many communities in the unincorporated county have seen a decrease in rents since 2015, in contrast to those found in all incorporated cities in Fresno County. The decrease in the unincorporated county may be due to a variety of factors, including decreased demand for housing or increased supply. However, overpayment rates among renters remain high.

Figure 1A-22: Percentage of Renters Overpaying

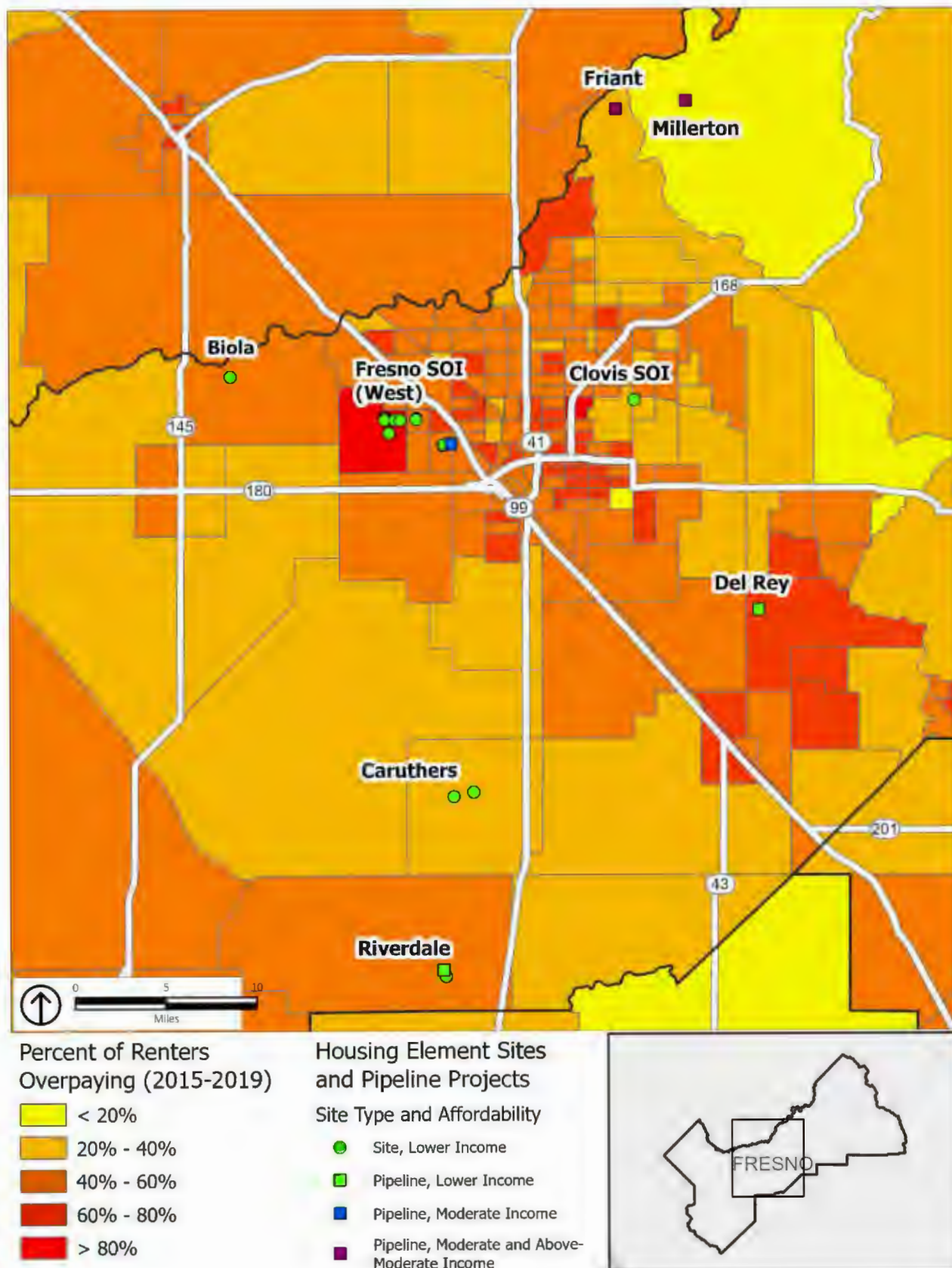


Figure 1A-23: Percentage of Homeowners Overpaying

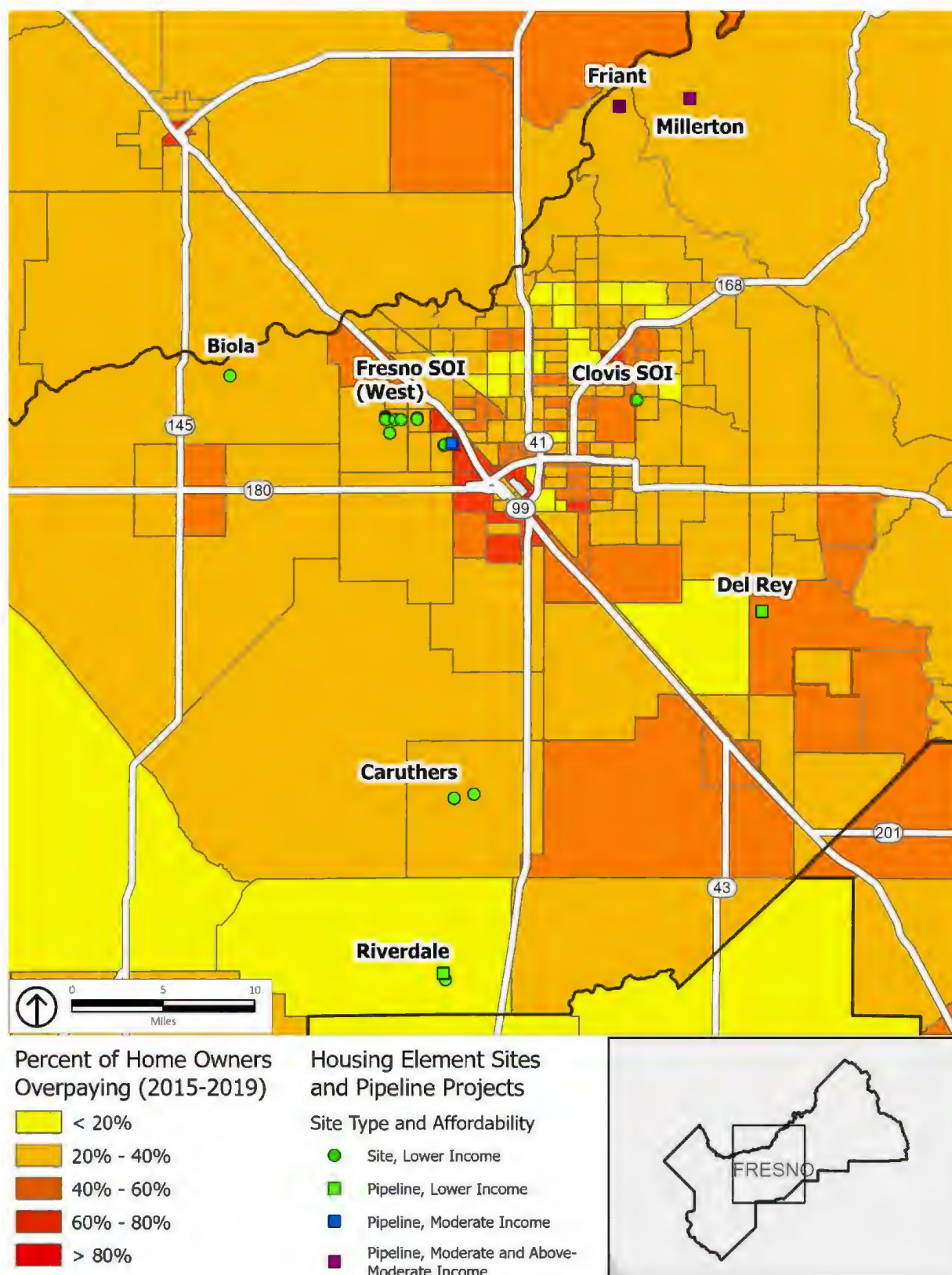


Table 1A-14: Change in Median Gross Rent in Unincorporated Communities, 2015-2020

Select Unincorporated Communities	Median Gross Rent		Average Annual Change	Renter Overpayment Rate
	2015	2020		
Biola	\$714	\$1,044	9.2%	42.7%
Calwa	\$1,036	\$842	-3.7%	59.3%
Cantua Creek	\$817	\$576	-5.9%	42.3%
Caruthers	\$859	\$1,050	4.4%	36.5%
Del Rey	\$465	\$719	10.9%	67.1%
Easton	\$944	\$1,174	4.9%	38.9%
Laton	\$656	\$950	9.0%	32.5%
Raisin City	\$775	\$844	1.8%	30.2%
Riverdale	\$966	\$907	-1.2%	47.0%
Squaw Valley	\$963	\$1,000	0.8%	20.2%
Tranquillity	\$1,146	\$799	-6.1%	42.3%

Source: 2011-2015 ACS, 2016-2020 ACS

Note: Median gross rents are not available for all unincorporated communities in Fresno County.

Substandard Housing Conditions

Approximately 78.8% of housing units in the unincorporated county are over 30 years old, and 47.4% are over 50 years old, suggesting that the unincorporated county's housing stock is relatively old. As reported in the Census, while the percentage of older units varies at the community level, on average, the housing stock is only slightly older in the western unincorporated county (with SR 99 as the divider between east and west). Communities such as Old Fig Garden, Sunnyside, and Tarpey Village, which are unincorporated islands within the City of Fresno, have the oldest housing stocks. Additionally, all 115 units in Fort Washington were built in the 1970s. Older units are generally more frequently subject to maintenance issues than newer housing stock. Even units that are not urgently in need of repair may benefit from energy-efficiency improvements to reduce energy usage and related climate impacts.

Another measure of substandard housing conditions is the presence of kitchen and plumbing facilities. The 2015–2019 ACS estimated that there are no owner- or renter-occupied units in the western unincorporated county that lack a complete kitchen or plumbing, while in the eastern unincorporated county, there were 75 owner-occupied and 43 renter-occupied units that met these criteria. Of these, it is estimated that 80 units are occupied by extremely low-income households, 10 by very low-income households, 14 by low-income households, 29 by households earning 80 to 100% of the area median income, and 15 by households earning more than 100% of the area median income. In total, these units account for 1.1% of the housing stock in the eastern unincorporated county, 1.0% of owner-occupied units, and 1.3% of renter-occupied units. As this data may be limited, it cannot be assumed that there are no substandard units in the western unincorporated county. However, this does support that lower-income households, particularly lower-income renters, in the eastern unincorporated county are likely disproportionately burdened by housing conditions.

To supplement Census data, the County conducted a windshield survey in early 2023 and evaluated 4,599 homes (see Table 1A-15). Of the nearly 4,600 homes surveyed, 3,851 were located in one of 18 named unincorporated communities and 748 were located across other parts of the county. Table 1A-6 presents the results of this survey. While this survey represents roughly eight% of all homes in the unincorporated county, the County was able to survey around one-third of the total number of homes in the 18 named communities, with most surveys documenting the housing conditions of at least half of all existing homes.

The County applied the survey form and methodology as recommended by HCD on its “Building Blocks” webpage regarding the documentation and evaluation of housing stock characteristics. This survey is intended to gather information on the housing construction and structure type, presence of frontage improvements, and status of the foundation, roofing, siding, windows, and electrical systems, with values assigned to represent the level of repair needed. The values are then added up and assigned to one of the following structural condition categories: sound, minor, moderate, substantial, and dilapidated.

Of the homes surveyed, 79% are considered sound and another 10% of homes surveyed indicated a need for minor repairs, indicating that roughly 90% of all homes and households need little or no assistance to maintain safe and sanitary living conditions. Of the remaining homes surveyed, 7% may need moderate levels of assistance, 3% may need substantial rehabilitation assistance and 0.4% may need full replacement.

These results are not representative of every community. In some communities, 99% of homes are considered sound, while in others as few as 42% of homes are considered sound. Communities that demonstrate the greatest need include Calwa, Cantua Creek, Lanare, Laton, Mayfair, and Squaw Valley. Windows and siding were most often cited as specific elements in need of repair.

Taking into account the ratio of homes surveyed to total homes in each community, the County then applied the results of the survey to the entire unincorporated county (61,077 units) to estimate the number of total units in need of assistance. Out of the roughly 61,000 units across the entire unincorporated county, low estimates total roughly 2,800 units, with 1,400 in need of minor assistance, 900 in need of moderate rehabilitation, 500 in need of substantial rehabilitation, and 100 in need of major rehabilitation or demolition. Out of the roughly 61,000 units across the entire unincorporated county, higher estimates total roughly 4,500 units, with about 2,100 in need of minor assistance, 1,500 in need of moderate rehabilitation, 700 in need of substantial rehabilitation, and 200 in need of major rehabilitation or demolition.

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Table 1A-15: Windshield Survey of Housing Conditions, Unincorporated County, 2023

Community Surveyed	Most Common Features in Need of Repair or Replacement	Estimated Range in Community That Need Rehabilitation Assistance				Total Number of Homes		% Survey by Level of Rehab Needed				
		Minor	Mod.	Sub.	Dil.	Entire Community	Surveyed	Sound	Minor	Mod.	Sub.	Dil.
Biola	Little to none	1 to 2	-	-	-	327	156	99%	1%	-	-	-
Calwa	Windows	200 to 300	30 to 60	15 to 35	-	561	43	42%	42%	12%	5%	-
Cantua Creek	Windows, Siding	25 to 30	25 to 30	6 to 10	-	129	102	52%	21%	22%	6%	-
Caruthers	Siding	50 to 75	50 to 75	5 to 7	-	613	213	83%	8%	8%	1%	-
Del Rey	Roofing	45 to 60	15 to 30	5 to 20	-	418	205	82%	11%	5%	1%	-
Easton	Little to none	10 to 25	-	-	-	620	334	98%	2%	-	-	-
Fig Garden	Little to none	5 to 100	5 to 100	-	-	2,178	198	99%	1%	1%	-	-
Friant	Siding	1 to 7	5 to 10	-	-	238	190	95%	2%	4%	-	-
Lanare	Windows, Siding, Roofing	15 to 25	5 to 15	20 to 30	5 to 15	169	121	68%	10%	7%	13%	2%
Laton	Windows, Siding	85 to 100	125 to 140	30 to 45	10 to 25	523	306	47%	18%	26%	7%	2%
Malaga	Windows	1 to 7	15 to 25	10 to 20	1 to 7	295	212	87%	1%	7%	4%	0.5%
Mayfair	Windows	430 to 455	165 to 180	-	-	1,829	673	66%	24%	10%	-	-
Raisin City	Windows, Roofing	1 to 15	5 to 20	1 to 15	2 to 10	92	51	78%	6%	10%	4%	2%
Riverdale	Siding	45 to 60	55 to 70	15 to 30	5 to 15	798	523	83%	6%	8%	2%	0.6%
Squaw Valley	Windows, Siding, Roofing	30 to 130	30 to 130	240 to 340	70 to 150	1,449	81	69%	4%	4%	19%	5%
Tarpey Village	Siding, Roofing	110 to 210	20 to 120	-	-	1,542	116	88%	9%	3%	-	-
Tranquillity	Siding	20 to 25	10 to 15	5 to 10	-	218	192	84%	9%	4%	3%	-
West Park	Roofing	25 to 40	15 to 30	-	-	282	135	81%	12%	7%	-	-

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Table 1A-15: Windshield Survey of Housing Conditions, Unincorporated County, 2023

Community Surveyed	Most Common Features in Need of Repair or Replacement	Estimated Range in Community That Need Rehabilitation Assistance				Total Number of Homes		% Survey by Level of Rehab Needed				
		Minor	Mod.	Sub.	Dil.	Entire Community	Surveyed	Sound	Minor	Mod.	Sub.	Dil.
Other Uninc.	Windows	300 to 400	300 to 400	100 to 175	5 to 50	48,796	748	80%	8%	8%	3%	0.01%
Total	--	1,399 to 2,066	875 to 1,465	452 to 737	97 to 206	61,077	4,599	79%	10%	7%	3%	0.4%

Source: County of Fresno, 2023

Homelessness

In January 2022, the Fresno-Madera Continuum of Care (FMCoC) published its Homeless Census and Survey Report (Point-in-Time [PIT]) count, which estimated 3,938 persons experiencing homelessness in Fresno County. Of that number, 1,728 persons were sheltered homeless and 2,210 were unsheltered homeless (Table 2-35, Total Unsheltered and Sheltered Homeless Count: Fresno County [2022] in Section 2, Housing Needs Assessment). Of this population, 3,397 individuals were counted in the City of Fresno and the remaining 541 in the remainder of the county.

Throughout the FMCoC area, which includes Madera County, approximately 60.0% of the homeless population identified as male, 29.0% as female, and 1.0% as transgender. Approximately half of the population identified as Hispanic, 6.0% identified as Native American or Alaska Native, 3.7% as Asian, 15.6% as Black or African American, 0.8% as Native Hawaiian or Pacific Islander, 60.6% as White, and 12.8% as multi-racial or belonging to another race. Additionally, 205 people, or 4.9% of the homeless population, were veterans, 15.0% were survivors of domestic violence, and 19.0% had a serious mental illness. While the age of homeless persons was reported generally, it did not identify the senior population. The PIT report does not distinguish the characteristics of the homeless population in Fresno County, so it is assumed that these statistics generally represent the Fresno County population. Further, the 2022 PIT does not identify the locations of those individuals in the remainder of the county.

Table 1A-16 identifies the proportion homeless community members identified in the FMCoC area as part of the 2020 PIT by race and ethnic group compared to the unincorporated Fresno County's population and the population in the combined Fresno and Madera County area based on data from the 2016-2020 ACS to identify whether any of these protected classes are disproportionately represented as part of the homeless population. The demographics of the unincorporated Fresno County area and the combined Fresno and Madera County area are relatively similar. Compared to both the unincorporated Fresno County and the two-county areas, the homeless population surveyed indicated potential over-representation of people who identified as Black or African American, American Indian or Alaska Native, or Two or More Races. People who identified as Native Hawaiian or other Pacific Islander are potentially somewhat over-represented. When compared only to the unincorporated Fresno County area, Hispanic community members are potentially somewhat over-represented in the homeless population. It is worth noting that, given the small size of the homeless population in the unincorporated county, it is unlikely that all protected characteristics are represented. Additionally, because data on homelessness is collected across both counties combined, it is difficult to determine whether any overrepresentation is localized to unincorporated Fresno County (as a whole and any individual unincorporated community).

The County Administrative Office provides a web-based reporting option for Fresno County residents to report homeless encampments, with the input creating a case so that all the necessary County departments can get involved to provide assistance and address public health and safety issues as needed. The County evaluates the reporting data both individually and in aggregate to understand where focus and additional assistance is needed, including patterns of new encampments repeat locations. The County also, as resources are available and warranted, confirms the reports—both to validate the information and to avoid

overcounting or undercounting due to erroneous or duplicate reporting (e.g., five reports associated with one person compared to five individuals).

While the online reporting tool is intended only for unincorporated locations, the County coordinates with other jurisdictions to address encampments reported in incorporated areas. Based on this information (as of April 2024), and additional discussions with various County departments, the majority of homeless encampments are located and/or have been reported in incorporated locations, especially in and around the City of Fresno. The west side of the Fresno metro area has the most reports of homeless encampments, with some encampments confirmed to be on unincorporated lands. Significant homeless encampments have also been reported in central, south central, and the southeast portions of the Fresno metro area.

County communities that have reported homeless encampments but are not major hubs for homeless encampments include Lanare, Caruthers, and Laton. Other encampments have been reported in rural areas located away from cities and communities such as the unincorporated regions in the foothills and mountainous areas as well as the rural west side of the County.

While resources are generally more available within and near incorporated cities, rural areas typically have limited resources to meet the needs of the unhoused, particularly transportation and available shelter beds. Street outreach services are provided throughout the County, in both rural and urban areas and help to bridge the gap in rural services by providing transportation and connection to other services.

The County of Fresno Homeless Encampment Response Workgroup consists of County Administrative Office, Sheriff's Office, County Counsel, Environmental Health, and Public Works and Planning. This workgroup is tasked with addressing homeless encampments reported throughout the County. The workgroup also coordinates with local street outreach service providers in responding to homeless encampments. Prior to addressing a homeless encampment, street outreach teams engage with unhoused individuals to offer services and provide linkages to community resources. Additionally, the Behavioral Health, Social Services, and Internal Services Departments provide support for the workgroup infrastructure and homeless response activities.

Homelessness is often a cross-jurisdictional issue; therefore, the County participates in, and offers, several homelessness resources and programs that are available regionally, identified in Table 1A-17.

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Table 1A-16: Demographic Characteristics of the Homeless Population in the Fresno Madera Continuum of Care, 2020

Racial or Ethnic Group	Pop. in Unincorporated Fresno County		Population in FMCoC		Homeless People in FMCoC		Population Over-Representation
	Number	Percent	Number	Percent	Number	Percent	
Race							
White, Not Hispanic/Latino	66,204	39.6%	336,278	29.3%	2,146	58.9%	No
White, Hispanic/Latino	46,243	27.7%	355,939	31.1%			
Black or African American, not Hispanic/Latino	3271	2.0%	48,428	4.2%	669	18.4%	Substantial
Black or African American, Hispanic/Latino	393	0.2%	2,673	0.2%			
American Indian or Alaska Native, not Hispanic/Latino	1,038	0.6%	5,905	0.5%	347	9.5%	Substantial
American Indian or Alaska Native, Hispanic/Latino	921	0.6%	8,202	0.7%			
Asian, not Hispanic/Latino	12,557	7.5%	106,152	9.3%	64	1.8%	No
Asian, Hispanic/Latino	224	0.1%	2,512	0.2%			
Native Hawaiian or Other Pacific Islander, not Hispanic/Latino	149	0.1%	1,432	0.1%	37	1.0%	Minor
Native Hawaiian or Other Pacific Islander, Hispanic/Latino	10	<0.1%	245	0.0%			
Some Other Race Alone, not Hispanic/Latino	381	0.2%	2,299	0.2%	N/A	N/A	N/A
Some Other Race Alone, Hispanic/Latino	23,140	13.9%	179,854	15.7%			
Two or More Races, not Hispanic/Latino	3,759	2.3%	26,384	2.3%	378	10.4%	Substantial
Two or More Races, Hispanic/Latino	8,772	5.3%	69,826	6.1%			
Ethnicity							
Not Hispanic/Latino, of Any Race	87,359	52.3%	526,878	46.0%	1,743	47.9%	No
Hispanic/Latino, of Any Race	79,703	47.7%	619,251	54.0%	1,898	52.1%	Minor (<i>uninc. Fresno County</i>)
Total Population	167,062	100.0%	1,146,129	100.0%	3,641	100%	-

Abbreviations: Pop. - Population; FMCoC - Fresno Madera Continuum of Care; uninc. - unincorporated

Source: U.S. Census Bureau, ACS 2016-20 (5-year Estimates), Table B03002; HUD, CoC Homeless Populations and Subpopulations Reports (2020).

Table 1A-17: Services to Address Homelessness

Service/Resource	Description	Operator	Location
Multi-Agency Access Program (MAP Point)	Traveling food truck and fixed locations that provide linkage to government resources and services (housing, behavioral health, physical health, food linkages, and transportation) at no cost to all residents of Fresno County	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide Physical locations: Firebaugh, Fowler, Fresno, Huron, Kerman, Mendota, Parlier, and Reedley
Fresno County Behavioral Health WARM Line	Available during weekday business hours for non-emergency emotional and coping support for residents throughout the county	Fresno County Department of Behavioral Health	Countywide
Multi-Agency Response to Community Homelessness (MARCH)	Countywide collaboration to address homelessness through coordination of resources regionally and cross-jurisdictionally, engagement of the community, attracting private funding to support community-specific programs, and inclusion of rural representatives selected by FCOG	FCOG/Jurisdictions	Countywide
Turning Point of Central California	Mental health services including a full-service partnership program	Contracted by Fresno County Department of Behavioral Health	Countywide
Fresno County Department of Social Services Homeless Assistance	Temporary housing, permanent housing, or arrears payments for families eligible for CalWorks once during a 12-month period	Fresno County Department of Social Services	Countywide
Catholic Charities	Clothing, shelter, diapers, a food pantry, rent and mortgage assistance, DMV ID vouchers, application assistance for CalFresh and food stamps, application assistance for PG&E discounts, assistance with immigration services, and senior companionship assistance. Also has a Rural Outreach Program to serve residents throughout the region and work with migrant farmworkers.	Catholic Charities	Countywide Physical location: City of Fresno
Emergency Housing Voucher	Assist persons experiencing, at-risk of becoming, or recently homeless and those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking	Fresno Housing and FMCoC	Countywide
United Way	Emergency informational services to connect persons in need with Homeless Prevention Programs, food and shelter assistance, help with landlord-tenant issues, legal services referrals, and more	United Way	Countywide

Table 1A-17: Services to Address Homelessness

Service/Resource	Description	Operator	Location
Groceries2Go	Provides grocery boxes of shelf-stable food items through an appointment-based system.	Central California Food Bank	Countywide
CalFresh Enrollment Assistance	Application assistance and assistance navigating the CalFresh process.	Central California Food Bank	Countywide
Fresh Produce Distribution	Mobile Pantry Program and Neighborhood Markets operating out of self-contained vehicles that travel to rural and remote areas throughout the county. A schedule of distribution locations is available online.	Central California Food Bank	Countywide
Senior Hunger Program	Food boxes to senior-serving partners tailored to the dietary needs of seniors.	Central California Food Bank	Countywide
Partner Feeding Sites	Provides food to over 220 sites including: churches, community centers, and other organizations to feed hungry residents in local neighborhoods	Central California Food Bank	Countywide
USDA Partnership	Distribute food acquired by the USDA to 47 organizations in Fresno County.	Central California Food Bank	Countywide
Farmworker Community Partnership	Provides food boxes to farmworker communities.	Central California Food Bank/California Farmworker Foundation/United Farm Workers	Del Rey and Orange Cove
Fresno County Food Map	Online service mapping locations of feeding sites, food banks, etc.	Fresno County	Countywide
Projects for Assistance in Transition from Homelessness (PATH)	Street outreach for people experiencing or at risk of homelessness and referrals to housing resources, medical care, mental health counseling, and social services.	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide

Note: Emergency shelters also include Marjaree Mason Center, Fresno Rescue Mission, Evangel Home Inc., and Plaza Terrace.

Farmworkers

As discussed in the Regional Assessment of Fair Housing, farmworkers are considered a special needs group because they traditionally earn low wages and often migrate between farms, resulting in many farmworkers living in overcrowded and often substandard housing conditions. Although Fresno County's economy has historically been largely based on agricultural operations, the number of farmworkers living in each of the jurisdictions in the county in more recent years varies depending on location, size, and diversification of their individual economic base. Further, prior to the COVID-19 pandemic, the industry began shifting toward recruiting and employing H-2A Temporary Agricultural Workers, many of whom

are from Mexico and Central America. However, farmworkers are essential to Fresno County's economies as well as to local and national food supplies, and their need to have safe and affordable housing resources must be addressed.

The 2017 Census of Agriculture identifies 3,030 farm operations within zip codes that are entirely in the unincorporated county, accounting for 53.2% of farm operations in the county. However, this excludes portions of the unincorporated county in zip codes of incorporated jurisdictions, many of which include farm operations within two to five miles of incorporated city limits. These census tracts may include farm operations that employ workers and provide on-site facilities that the HCD Employee Housing Facilities Permit Services database reports as linked with an incorporated city, even though they may be just outside the city boundaries. While the farm operations identified in Table 1A-18 are outside of incorporated areas' zip codes, proximity to cities may provide farmworkers with housing opportunities and access to services and resources, though residential opportunities may be more affordable in some parts of the unincorporated county.

Table 1A-18: Farm Operations by Zip Code, Unincorporated Fresno County

Zip Code	Community / Area	Farm Operations
93616	Del Rey	48
93618	Dinuba	207
93621	Dunlap	10
93624	Five Points	30
93656	Five Points/Riverdale	101
93627	Helm	8
93605	Big Creek/Camp Sierra	1
93608	Cantua Creek	6
93651	Prather	51
93602	Prather/Shaver Lake	28
93667	Southeast of Prather	36
93611	East of Clovis	52
93619	Northeast of Clovis	254
93626	Friant	31
93730	Southwest of Friant	37
93675	West of Dunlap	54
93641	Southeast of Dunlap	4
93737	East of Fresno City	49
93725	Southeast of Fresno City	300
93706	Southwest of Fresno City	425
93745	North of Bowles	10

Table 1A-18: Farm Operations by Zip Code, Unincorporated Fresno County

Zip Code	Community / Area	Farm Operations
93652	Raisin City	13
93609	Caruthers	142
93242	Laton	91
93245	Lemoore	273
93606	Biola	11
93723	Biola	201
93620	North of Firebaugh	136
93665	Northwest of Firebaugh	2
93668	Tranquillity	34
93649	Piedra	4
93631	Southeast of Selma	330
93648	Northwest of Reedley	51
Total		3,030

Source: USDA Census Farm Operations, 2017

According to the 2016-2020 ACS, 13.6% of the labor force in the unincorporated county is employed in agriculture, forestry, fishing and hunting, and mining. While it is likely that not all these workers are engaged in farm labor, the data allow comparisons between jurisdictions and the unincorporated county and to gauge segments of the population at risk of overpayment, overcrowding, substandard housing conditions, or displacement.

Based on the most recent (2022) farmworker employment figures collected by the California Employment Development Department (EDD), there are 96,300 farmworkers employed throughout the county, yet housing facilities for only 2,540 occupants were contracted by H2-A employers and farm operators, according to the HCD Employee Housing Facilities Permit Services database. Although this is equivalent to only about 2.6% of the county farmworker employment, it is important because H2 A workers must be provided with housing accommodations. The seasonal and often migrant nature of farm labor, and accounting for undocumented workers, suggest that these data likely underrepresent the actual farmworker population, because undocumented residents do not often participate in traditional data collection.

The Phase 1 COVID Farmworker Survey Report completed by the California Institute for Rural Studies (CIRS), published in February 2021, estimates that undocumented workers comprise approximately 50% of workers statewide. They are predominantly Mexican, and the majority are Mixteco and Triqui indigenous non-Spanish-speaking people. According to the article “In the Valley of Fear”, published in December 2018 on workingimmigrants.com, most of the farmworkers in the San Joaquin Valley have been working the fields for at least a decade and have established families in the vicinity of their workplace.

Between September 2021 and January 2022, Fresno County conducted a Farmworker Survey and a Farmworker Employer Survey. A second round of each survey was conducted between February 2022 and July 2022. In total, the County surveyed 240 farmworkers and 170 farm employers. Approximately 64.7% (154 persons) of the respondents to the Farmworker Survey reported residing in unincorporated communities. Of these, 24.7% resided in Del Rey, 15.6% in Cantua Creek, 9.1% in Biola, 9.1% in Caruthers, 8.4% in Lanare, 8.4% in Laton, 7.1% in Tranquillity, 5.2% in Riverdale, 5.2% in Raisin City, 1.7% in Easton, and a combined 5.2% in Three Rocks, Five Points, El Progreso, and Tombstone. Less than 1.0% of the respondents (0.3%) reported their place of residence as outside of the county. Similar proportions of respondents from unincorporated communities disclosed their status as a citizen (35.7%) or permanent resident (36.6%), and 18.2% reported being undocumented. The remaining 5.8% declined to respond. Only one respondent reported being an H-2A visa worker. According to the countywide survey effort, 37.0% of the respondents reported being citizens, 38.2% reported being permanent residents, 16.0% identified their status as undocumented workers, 6.3% did not respond, and 1.3% had H-2A visa status. It is likely that this representation of undocumented workers throughout the Fresno County region may be applicable to the farmworker population in the unincorporated communities.

According to the EDD, the most recent data (May 2022) for Fresno County measured the average wage for all farming occupations (Standard Occupational Classification (SOC) 45-0000, which excludes managers) at \$15.84 per hour, or approximately \$32,936 per year for full-time work. Average wages for graders and sorters of agricultural products (SOC 45-2014) and farmworkers and laborers for crops, nurseries, and greenhouses (SOC 45-2092) were roughly the same at between \$15.00 and \$15.30 per hour or between \$31,200 and \$31,822 for full-time work, respectively. According to the EDD data, the farmworker/laborer occupation (SOC 45-2092) represented by far the largest employment category. Average wages for agricultural equipment operators (SOC 45-2091) and farmworkers that work with animals (SOC 45-2093) were slightly higher at between \$16.95 and \$17.92 per hour or between \$35,268 and \$37,270 for full-time work, respectively.

Farm equipment mechanics and service technicians (SOC 49-3041) earned higher average wages of \$23.58 per hour or \$49,039 for full-time work. First-line supervisors of farmworkers (SOC 45-1011) earned an average of \$24.88 per hour or \$51,757 for full-time work. The wages for all farming occupations are considered very low-income, and even the higher wages for farm equipment mechanics and technicians are considered low-income. However, as agricultural businesses may not employ workers year-round, seasonal workers could have lower annual incomes. The state minimum wage has been increased annually starting from \$10 per hour in 2017, rising to \$13 or \$14 per hour in 2021 (depending on number of employees), and reaching \$15.50 per hour in 2023 (regardless of the number of employees).

For 2021, the federal poverty threshold was \$26,500 and the California Medi-Cal poverty threshold was \$36,570 for a family of four. The median income in the unincorporated county is \$62,571, and 12.2% of the population lives below the poverty threshold. In the unincorporated county, 44.7% of households are Hispanic, and 61.3% of the total households in poverty are Hispanic households. The findings from the Fresno County Farmworker Survey indicate that 99.6% of farmworkers surveyed countywide are Hispanic. When the ACS 2016-2020 data that 13.6% of the labor force in the unincorporated county is employed in

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agriculture are combined with the above poverty and EDD wage data, it suggests that a majority of the labor force employed in agricultural industries is Hispanic (see Table 2-10, Employment by Industry), and it is likely that many of these workers have incomes below the poverty threshold, even with past increases in state minimum wage.

The HCD Employee Housing Facilities Permit Services database identified 205 units of dedicated farmworker housing in Cantua Creek, Caruthers, Five Points, Helm, Tranquillity, Riverdale, and Laton with capacity for 303 workers (see Table 1A-19). In addition, there are 175 units with capacity for 549 H2-A workers in the unincorporated county.

Table 1A-19: Farmworker Housing in Unincorporated Fresno County

Facility Name	Location	Units	Maximum Occupancy
Farmworker Housing Facilities			
Cantua Creek Housing	Highway 33 and Derrick Avenue – Cantua Creek	29	29
Marks Cattle & Grain Company	18150 S. Derrick Avenue – Cantua Creek	28	28
Cantua Creek Vineyards IV	15970 San Mateo Avenue – Cantua Creek	13	13
Buford's Housing	24927 W. Mt. Whitney Avenue – Five Points	29	29
Colusa Ave. Housing Community	21770 S. Colusa Avenue – Five Points	12	12
Westside Housing & Economic Network	23018 Lake Avenue - Five Points	25	25
Terra Linda Farms	29000 S. Lassen Avenue – Five Points	13	13
Five Points Housing Community	20860 S. Lassen Avenue – Five Points	10	20
Farming “D”	24941 S. Lassen Avenue – Five Points	4	4
Lion Ranches Employee Labor Camp	3744 W. Kamm Avenue - Caruthers	1	36
Campos Brothers Labor Camp	16489 S. Cornelia Avenue - Caruthers	6	36
Maddox Farms – Del Norte	14251 S. Del Norte Avenue - Helm	6	12
Terranova Ranch, Inc.	16729 W. Floral Avenue – Helm	1	10
Terra Linda Farms	3259 South James Road - Tranquillity	4	8
Linda Vista Farms	12955 W. Mt. Whitney Avenue - Riverdale	20	20
Parichan Farms	3486 E. Blanchard Avenue - Laton	4	8
Subtotal		205	303
H-2A Visa Housing Facilities			
West Housing	14610 S. West Avenue - Caruthers	1	8
JP Honey Farms	5576 23rd Avenue - Riverdale	2	8
Best Western Apricot Inn	46290 W. Panoche Road – West of Mendota	19	38
Peri & Sons Farms	48845 W. Nees Avenue – West of Firebaugh	48	96
San Diego Home	7421 S. San Diego Avenue – South of Mendota	1	5
Manning Housing	17352 Manning Avenue – West of Reedley	1	5
Chestnut Housing	9929 S. Chestnut Avenue – Northwest of Selma	1	8
East Housing	12877 S. East Avenue – West of Selma	1	8

Table 1A-19: Farmworker Housing in Unincorporated Fresno County

Facility Name	Location	Units	Maximum Occupancy
Selma Camp	4282 E. Conejo Avenue – West of Kingsburg	6	100
Motel 6 – California Harvesters	25008 W Dorris Avenue – Northwest of Huron	35	105
Motel 6 – Rancho Neuvo	25008 W Dorris Avenue - Northwest of Huron	56	168
Subtotal		175	549
Total		380	852

Note: Facilities reported in operation as of December 31, 2022.

Source: HCD Employee Facilities Permit Services Database, January 2023.

Given the number of workers in the unincorporated county employed in agriculture or related industries, capacity for 291 farmworkers, even with 188 units available for H-2A visa workers is likely insufficient to meet existing need for farmworker housing. Therefore, many farmworkers are likely forced to pay market rate for their housing or find other options, such as sleeping in vehicles or garages. Farmworkers that are citizens and permanent residents may have access to 224 USDA units and 84 units of Fresno County Housing Authority single-family units and multifamily affordable housing opportunities throughout the county, although they must compete with other lower-income households for the limited number of units. For undocumented workers, options are more limited, and a large portion of farmworkers may live in spaces not intended for human habitation, such as shacks, outbuildings and sheds, and converted garages, often in severely overcrowded conditions. Further, much of the housing for H-2A workers has been reserved in apartments and motels within or just outside incorporated cities. Therefore, while housing is available for this group of farmworkers which provides them greater access to resources, their housing opportunities may require longer commutes to farms in the unincorporated county.

Farmworker households that are permanent residents and citizens are among those included in ACS estimates, and therefore part of CHAS housing need estimates. Consequently, the housing needs of lower-income farmworker households are not differentiated from other lower-income households experiencing overpayment, overcrowding, and substandard housing. Approximately 13.6% of the labor force in unincorporated county are reported to be employed in agricultural operations and similar fields, so farmworkers may comprise a portion of extremely low- and very low-income households experiencing one or more of these problems in the county. Based on the Fresno County Farmworker Survey, 81.7% of respondents from throughout the county reported incomes below \$2,500 per month, which generally corresponds to an extremely low-income household of four. In the unincorporated county, the rate of respondents that earned an income below \$2,500 per month ranged from 50% of respondents in Cantua Creek to 100% of respondents in Caruthers. It is likely that farmworkers earn similar wages countywide, and those local to unincorporated communities would have similar challenges securing affordable housing.

As stated previously, respondents to the Farmworker Survey that reported living in the unincorporated county identified living in Biola, Cantua Creek, Caruthers, Del Rey, Lanare, Laton, Raisin City, Riverdale, and Tranquillity. There were no respondents who reported living in communities northeast of Fresno and

Clovis and in the vicinity of the Kings Canyon National Park. These communities contain primarily older single-family homes with scattered deed-restricted units, USDA rural housing multi-family complexes, and a few Fresno County Housing Authority single-family and affordable multi-family housing complexes. According to Table 2-24, Fresno County Ability to Pay (2022), in the HNA, the median income in these unincorporated communities and unincorporated areas outside of the heavily agriculturally based cities generally falls within the extremely low- to very low-income ranges.

Although homeowners are the most common tenure type (68.9%) throughout the unincorporated county, higher than both the county and state, extremely low-income households comprise approximately 8.9% of total of total households in the unincorporated county (see Table 2-14 of the HNA) and are overwhelmingly renters (62.6%). Poverty rates in unincorporated areas around Firebaugh, Huron, and Mendota range between 27.7 to 53.6 percent; combined with high rates of renter households and Hispanic residents, this may suggest a concentration of farmworker households, reflecting the predominantly agricultural economy in those jurisdictions. The poverty rate in the central unincorporated county (e.g., Tranquillity, Helm, Cantua Creek, Five Points, Biola, Raisin City, Caruthers, Riverdale, and Laton) ranges from 20% to 30%, and these communities tend to have lower proportions of Hispanic residents.

Citizens, noncitizens with permanent status, and H-2A visa workers are eligible for public housing, HCVs, USDA rural rental assistance, and Section 8 project-based rental assistance. Section 214 of the Housing and Community Development Act of 1980, as amended, makes certain categories of noncitizens eligible for assistance, including most categories of immigrants, but excludes unauthorized immigrants (e.g., undocumented) and those in temporary status (e.g., tourists and students). Section 214 applies to specified programs—primarily federal rental assistance programs administered by HUD and the USDA, including: Public Housing, Housing Choice Voucher, Section 8 project-based rental assistance programs, and rural rental assistance.

Undocumented residents are subject to eligibility requirements based on whether Section 214—covered programs are administered by HUD or USDA, which implement different regulatory treatment for mixed-status households depending on householder status. For HUD Section 214 projects, an ineligible noncitizen may reside with family members who are eligible to qualify for affordable housing (such as an undocumented single parent with U.S. citizen children or an undocumented worker married to an eligible householder), although Section 8 benefits are prorated depending on the number of undocumented household members. For USDA Section 214 projects, an undocumented householder would not be eligible to participate in the HCV program, and therefore would not qualify to live in the USDA-assisted affordable multifamily housing complexes (i.e., Villa Del Rey Apartments, Brown Dairy, and Fresno Portfolio Apartments). However, a family with an eligible householder that includes undocumented household members (such as a U.S. citizen householder married to an undocumented worker) would qualify to reside in these properties and receive full HCV benefits. This assistance-ineligible population is considered underserved and at higher risk of overpayment, overcrowding, and displacement, compounded by the legal complexities of eligibility and language barriers.

Similar to most jurisdictions in Fresno County, the majority of the residential opportunities in the unincorporated county are single-family detached and attached units, which comprise 85.9% of the housing stock. Though 72.7% of assisted affordable units in the county are USDA units, the restrictions on head-of-household eligibility may limit affordable housing opportunities for some farmworkers. However, mobile homes comprise a significant proportion of the housing stock (9.4%), and they are naturally more affordable than single-family residential units. They may serve as a valuable housing resource for workers unable to qualify for market rate or affordable rental housing, or other accommodations.

The high proportion of single-family units supports findings of the Farmworker Survey, where respondents countywide indicated their preference for single-family units regardless of owner or renter status. Of the farmworkers surveyed who live in the unincorporated county, 42.0% are homeowners, compared to 68.9% of the total population in the unincorporated county, and 58.0% are renters, compared to 31.1% of the total population in the unincorporated county. The farmworker tenure patterns reflect the distribution among Hispanic households, of whom 52.1% are homeowners and 47.9% renters. All of the renters responded that they desired to be homeowners but could not attain that goal, even in the slightly less costly western and central valley unincorporated communities. The lower proportion of owner-occupied housing units among farmworkers suggests that the cost of homeownership, with the median price for two- and three-bedroom homes in the western and central unincorporated communities ranging from the mid-\$200,000 to mid-\$300,000s in January 2023, is above the current ability to pay for the majority of households with incomes below \$2,500 per month, including farmworkers.

While the average household size in the unincorporated county (3.0) is comparable to the county overall (3.1), the unincorporated county has slightly higher rates of small family households (2 and 3 person), and lower rates of nonfamily households. Approximately 18.4% of the households in the unincorporated county have more than five persons, with larger families more prevalent among homeowners (3.6 persons). However, the Farmworker Survey found that the average household size among farmworkers was 3.9 persons, and the average household size in the communities of Caruthers, Laton, Cantua Creek, Del Rey, Biola, Riverdale, and the area between Firebaugh and Mendota ranges from 3.8 to 5.0 persons, averaging 4.5 persons per household, which may reflect a higher proportion of farmworker households, lower median incomes, and other socioeconomic factors that influence household size.

The rate of overcrowding varies countywide, with higher rates in the west—generally exceeding 25% with the exception of the area around Coalinga (16.3%)—east of SR-99 between Sanger and Parlier, and around Orange Cove. The central communities west of SR-99 have similar rates as Coalinga, and the eastern areas are below the state average. This indicates that some large families may be unable to find affordable housing to accommodate their size or multiple households might have to share a single unit. Survey results indicated that 58.4% of the farmworkers in the county were living in overcrowded conditions, with renters facing additional challenges finding larger units. Although a limited number of three- and four-bedroom units are available in the affordable rental complexes, much of the older housing stock in western and central unincorporated communities are two- and three-bedrooms. Therefore, it is likely that farmworker households and other large households, particularly renters, may face challenges finding adequately sized

units within their ability to pay in the unincorporated county, resulting in households sharing a dwelling or multiple family members sharing rooms.

In response to the observed need for continued support and housing resources for local farmworkers, the County includes Program 35 to reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing, and provide materials on available resources and financial assistance on the County website.

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level.

The Urban Displacement Project (data as of 2023) identified tracts in and around the central part of the City of Fresno and parts of the areas around Selma and Orange Cove as being “at risk of displacement” (see Figure 1A-24). Some census tracts in the City of Fresno are categorized as an even higher displacement risk. However, even when the census tracts overlap with unincorporated areas, the data is heavily represented by the characteristics of the residents and housing in the cities. Elsewhere in the county, the unincorporated communities are consistently placed in the lowest category of “Lower Displacement Risk”.

As found in the analysis of overpayment, for-sale home costs have increased in all unincorporated communities with available data, by an average of 6.9% (Shaver Lake) to 12.8% (Tranquillity) annually since 2014. In contrast, a handful of communities, including Calwa, Cantua Creek, Riverdale, and Tranquillity, experienced a decrease in median gross rent since 2015, while others experienced increases. The greatest increase was in Del Rey, at 10.9% annually. As presented in Table 1A-20, incomes have increased more rapidly in western Fresno County.

The ACS estimates that, since 2014, the median income in Parlier has increased by an average of 2.9% annually. When comparing change in median income to change in home prices, it appears that wage increases have kept pace with rental costs, but home value increases have risen at nearly five times the rate of wages, suggesting a higher displacement risk for current and prospective homeowners. In comparison, countywide, median incomes have increased by approximately 4.4% annually and rents have increased by 3.2% on average. While Zillow does not report countywide home values, the ACS estimates that these have increased by 3.9% annually, on average. Therefore, in contrast to conditions in Parlier, there may be a moderate decrease in displacement risk countywide due to home costs. The inflated displacement risk resulting from discrepancies in wages and housing costs in Parlier reflects a disproportionate need for affordable options in the city.

As shown in Table 1A-20, there have been larger increases in the median income in communities in western Fresno County, with the exception of Monmouth and Riverdale. However, despite the increases, the estimated median incomes remain lower than those in many of the communities in eastern Fresno County. When the average annual increase in median income exceeds the increases in housing costs, it may be

assumed to be an indicator of decreasing displacement risk that results from high housing costs. However, in the case of communities where the median income is below the threshold for the very low-income category, this assumption may not hold true. Further, in many communities that have seen rapid increases in median income, home values and rents have increased at similar paces. For example, Laton experienced a rapid increase of 10.5% annually, but home values increased by 11.9% and rents by 9.0%. Situations such as this likely indicate that the median income increased due to an influx of higher-income households that increased demand for housing and, thus, home costs increased to meet demand, rather than an increase in wages for existing households.

Changes in income alone do not necessarily indicate increased, or decreased, displacement risk. However, when paired with changes in housing costs, discussed in the Overpayment analysis, patterns of changing displacement risk associated with cost burden begin to appear. Those areas designated as vulnerable or with an elevated displacement risk, according to the Urban Displacement Project, are those that have experienced changes in housing availability or cost, due to demand, in recent years. During outreach efforts for the Housing Element update, stakeholders identified a need for market-rate housing to help balance income distribution and displacement risk in the county. While not isolated to the unincorporated county, a focus on constructing affordable units can drive away moderate- and higher-income households that may then face a shortage of units as fewer market-rate units are constructed, thus encouraging a potential concentration of lower-income households where affordable units were built.

Figure 1A-24: Communities with Elevated Displacement Risk

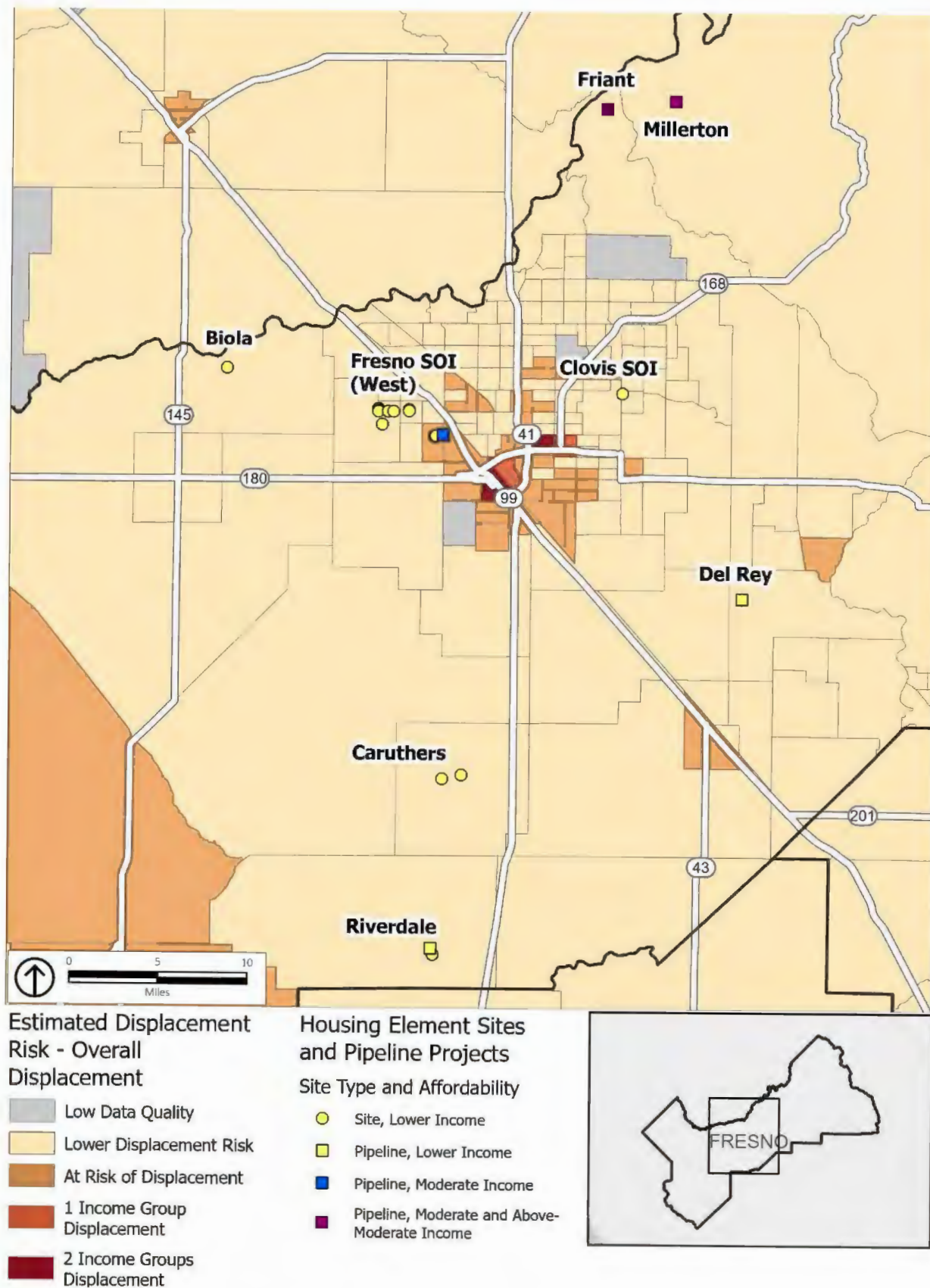


Table 1A-20 Change in Median Income, 2014-2020

Select Communities*	Median Income		Average Annual Change
	2014	2020	
Eastern Fresno County			
Auberry	\$50,221	\$67,092	5.6%
Big Creek	\$82,917	\$63,250	-4.0%
Calwa	\$18,625	\$45,458	24.0%
Centerville	\$85,833	\$85,469	-0.1%
Del Rey	\$31,222	\$29,766	-0.8%
Friant	\$18,884	\$52,955	30.1%
Malaga	\$38,350	\$42,792	1.9%
Mayfair	\$40,625	\$35,000	-2.3%
Minkler	\$81,339	\$68,026	-2.7%
Old Fig Garden	\$63,358	\$87,578	6.4%
Shaver Lake	\$80,481	\$105,000	5.1%
Squaw Valley	\$63,629	\$68,333	1.2%
Sunnyside	\$63,222	\$96,271	8.7%
Tarpey Village	\$58,641	\$54,750	-1.1%
Western Fresno County			
Biola	\$26,750	\$54,375	17.2%
Bowles	\$31,250	\$72,288	21.9%
Cantua Creek	\$31,181	\$36,694	2.9%
Caruthers	\$44,375	\$55,357	4.1%
Easton	\$58,813	\$75,259	4.7%
Laton	\$29,865	\$48,598	10.5%
Monmouth	\$34,500	\$29,583	-2.4%
Raisin City	\$18,750	\$39,444	18.4%
Riverdale	\$48,350	\$34,883	-4.6%
West Park	\$36,389	\$65,625	13.4%
Eastern Fresno County Average			5.1%
Western Fresno County Average			8.6%
Unincorporated Fresno County Total			6.6%

*Note: Median income data is not available for all unincorporated communities in Fresno County.

Source: 2016-2020 ACS, 2010-2014 ACS

Other Relevant Factors

In addition to the indicators analyzed previously, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. For example, land use patterns influence where residential uses are built, at what density, and their proximity to other uses. As is common in unincorporated areas throughout the state, the unincorporated parts of Fresno County are largely low-density and agricultural development, with most services in or adjacent to incorporated jurisdictions. Other factors may include mortgage lending patterns, public and private investment, and historical policies.

Land Use and Zoning Patterns

Typically, a jurisdiction's general plan and zoning maps include territory outside their city limits, known as spheres of influence (SOIs) that the city expects to eventually annex or that the city would like to see preserved or developed in a particular manner under county jurisdiction. SOIs are therefore covered by both the County's General Plan and a city's general plan. Under California law, there is no hierarchy among city plans and county plans; all plans have equal status. Legally, Fresno County continues to regulate land use according to its General Plan and any City-County memorandum of understanding that applies until land is annexed to the city.

Zoning in unincorporated Fresno County is predominantly related to agricultural uses and resource conservation outside of the cores of unincorporated communities. Areas with residential zoning are largely dominated by single-family development. Typically, zones that allow higher-density residential are within the SOIs of jurisdictions, where there is greatest access to utilities and other services to support higher-density development. The largest areas of single-family zoning found in unincorporated communities are in the communities of Squaw Valley, Auberry, Riverdale, Caruthers, Shaver Lake, and unincorporated islands within the City of Fresno.

While there are several zones that allow higher-density residential uses, including the R-2, R-2A, R-3, and R-3A zones as well as several commercial zones, such zones are primarily applied to areas adjacent to incorporated cities and within the unincorporated islands within the City of Fresno where there is greater access to services, shopping, and jobs. However, to increase the variety of housing types available in other areas of the county, the County will encourage the construction of ADUs and middle-density housing to meet a wider range of housing needs than is traditionally served by single-family development (Program 33).

History of Development

The Fresno County Historical Society reports that the first European immigrant to enter the San Joaquin Valley in 1772 was Pedro Fages, who later became governor of the Californias. The County was formed from portions of the three surrounding Mariposa, Merced, and Tulare Counties in 1856, with the original county seat in the settlement of Millerton. The earliest communities, including Millerton and Centerville, were established along the banks of the San Joaquin and Kings Rivers where flooding was frequent and constrained growth. As a result of construction of the Friant Dam in 1944, to control flooding in the valley, the original town of Millerton was largely covered by Millerton Lake, the remains of which can be seen during drought years.

Early communities were established as stage stops and in response to the southern extension of rail lines to serve the gold rush activities in the north. The county seat was relocated to Fresno Station, now the City of Fresno, in 1872. Many Millerton residents, following flooding damage to the town and attracted to the convenience of the railroad at Fresno Station, relocated to Fresno. Pollasky, now the community of Friant, was at the terminus of the Pollasky Railroad, the result of a failed plan by Marcus Pollasky to build a rail line from Fresno across the Sierra Nevada to the east, getting only as far as Friant. However, this extension

of rail line was eventually completed by the Southern Pacific Railroad. The shaping and location of communities in Fresno County, both incorporated and unincorporated, was largely spurred by the extension of railroad lines and agricultural opportunities.

The western side of Fresno County, which originally was shaped by stagecoach stops, ferry crossings over the San Joaquin River, and the extension of rail lines to ship supplies to gold mining operations in the north, experienced slower growth than the east, primarily due to the lack of potable water supplies and frequent droughts. Early western communities included Caruthers, Firebaugh, Mendota, Riverdale, and Huron, all serving as rail stops for wheat shipping. Fresno City on the Slough, one of the first settlements at the head of the San Joaquin Valley River waterway in the Laguna de Tache track, saw a decline by the turn of the century with the progress of the railroad connections as people concentrated in rail spur settlements.

The lack of sustainable water was an issue that shaped the growth in the western portion of the county. Initial efforts at wheat farming to supply mining operations proved difficult due to salt and mineral content in the soil and water, subsequently leading to cattle and sheep ranching as the main “crop.” At the turn of the century, two major landowners in the west, Henry Miller and Charles Lux, were headquartered in the community of Firebaugh, controlling the Kings River and San Joaquin River water rights, which proved a significant factor in the growth pattern in the western county. With the advent of irrigation systems and when potable water resources were delivered to western communities from the Kings River, the agricultural base of cantaloupe, fruit and nut trees, and other row crops took firm hold in the western county.

Discovery of oil and the invention of deep well extraction also shaped the development in western Fresno County, bringing settlers into the area. The greatest oil field activity was in the vicinity of Coalinga, attracting the Coast Range Oil Company of Los Angeles, producing hundreds of barrels a day by the turn of the century. Other oil field holdings by Shell Oil Company and other oil companies sparked the rise of many small towns to house the workers that were eventually absorbed back into the land as just clusters of buildings.

Fresno County’s economic base continues to be agriculture. Investment in regional water infrastructure and innovative ways to address water quality, conservation, and reuse are essential to stimulate job creation and associated residential, commercial, and public facilities growth. As towns began to incorporate in Fresno County, unincorporated communities often became satellites for workers in the surrounding farmland. Vacation and retirement-based communities of Shaver Lake, Auberry, and Squaw Valley are established in the east at the foothills of the Sierra Nevada. Residential development is primarily low-density single-family, although slightly higher densities accommodating attached single-family homes, duplexes, and creative lot configurations may be located adjacent to incorporated city boundaries or within unincorporated islands. Overall, incomes and home values in the eastern portion of the county are higher than most of the incorporated cities.

Given the agricultural nature of the unincorporated area, the County aims to continue to focus higher intensity uses and services in unincorporated community centers and within the SOIs to enhance access to essential infrastructure and services.

Public Investment Patterns

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in the unincorporated county has been prioritized based on need and available funding, which has prevented disinvestment in any area of the county. County facilities and infrastructure in remote areas typically experience less “wear and tear” in remote areas due to less-frequent usage; however, any infrastructure or facilities in need of improvement are identified for investment in the County’s five-year Capital Improvement Plan (CIP). The CIP is funded from a variety of sources that can each be used for specific purposes such as expansion of waste facilities and service capacity, libraries, water and wastewater improvements, and parks, amongst other projects. Funds are allocated to improve roadways and other transportation infrastructure in the Roadway Transportation Plan. Priority for funding is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need, therefore ensuring that projects occur throughout the county. Recent target areas for investment include, but are not limited to:

- **Wastewater Treatment Facilities.** The County has allocated funding to rehabilitate the Shaver Lake Wastewater Treatment Facility, following damage sustained during the Creek Fire, and improvements to the Caruthers Wastewater Treatment Plant to support current capacity and future capacity needs.
- **Public Facilities Improvements.** The County has allocated funding to complete improvements to the Riverdale Memorial Hall, repairs to park facilities where needed, and to expand or construct libraries to meet the needs of the growing population in the county, and to serve as an important center for community events and resources.

During the 2021 calendar year, the County of Fresno was approved to receive \$194,000,000 of stimulus funding from the American Rescue Plan Act (ARPA) of 2021. Eligible uses for the ARPA include, but are not limited to, water, wastewater, and broadband infrastructure improvements. These projects include improved connections between communities, availability of and accessibility to community resources and facilities, and more. The County will continue public investment throughout their jurisdictions and will encourage the same from private investment, so all residents have access to improved transportation, safer streets, additional recreational amenities, and other outcomes of public and private investment (see Programs 16 and 32).

Local Knowledge

The Fresno County General Plan includes land use plans for unincorporated areas surrounding the 15 incorporated cities within the county, plans for unincorporated communities and neighborhoods, and six specific plan areas. Areas outside of incorporated cities and community plan areas are covered by five regional plans.

Regional plans have been prepared for sub-areas of the county where more precise policies and standards are needed for land use, transportation, and environmental resource management to address specific

resource issues, including open space and preservation of actively producing agricultural land. The regional plans are:

- **Coalinga Regional Plan.** Encompasses the southwest section of the county bound to the east by I-5 and the southern boundary of the county, excluding the plan area of the Coalinga Community Plan.
- **Kings River Regional Plan.** Covers the area extending from the source at Pine Flat Lake through the cities of Sanger and Reedley and one-quarter of a mile surrounding the river channel to the Tulare County border to preserve agriculture and open space along the river channel.
- **Sierra-North Regional Plan.** Covers northeastern Fresno County and land within the Sierra Nevada range east of the Friant Kern Canal and north of the Kings River, totaling approximately one-third of the county acreage. This plan excludes the area covered by Shaver Lake Community Plan, the majority of which is held by the federal government.
- **Sierra-South Regional Plan.** Encompasses the area from the Kings River Regional Plan on the northwest, the South Fork of the Kings River to the north, Kings Canyon National Park on the east, and the Friant-Kern Canal to the west along the southeastern edge of the county with the purpose of preserving the scenic open space character of the area and concentrating new development to minimize impacts to resources.
- **Westside Freeway Sub-Regional Plan.** Includes the area along I-5 and the commercial development at interconnections with the rural communities of Nees, Panoche, Derrick, Dorris, and Jayne.

Unincorporated Area Community Plans have been prepared to address issues unique to different locales within the county, including: land use, housing, circulation, provision of public services, and other specifically relevant concerns. Common themes for these include maintaining compact urban boundaries, optimizing provision of urban services, and minimizing the intrusion of urban development on productive agricultural land. Community plans have been developed for Biola, Caruthers, Del Rey, Easton, Friant, Lanare, Laton, Riverdale, Shaver Lake, and Tranquillity. These plans enable more focused planning efforts to address local needs and growth.

Specific Plans have been prepared for portions of the unincorporated county for which more precise development guidance is desired to address developmental pressure and distinct physical characteristics and limitations, including:

- **Shaver Lake Forest Specific Plan.** Covers acreage adjacent to Shaver Lake in eastern Fresno County primarily accommodating seasonal fluctuations in limited residential, commercial, recreation, and public/quasi-public land use.
- **Bretz Mountain Village Specific Plan.** Designates the area primarily for seasonal recreation residential uses, limited supporting commercial uses, open space, and recreational uses, requiring infrastructure capacity improvements to accommodate growth.

- **Wildflower Village Specific Plan.** Contiguous to the Shaver Lake Specific Plan area, this specific plan also plans for seasonal recreation residential uses, open space and recreational uses, and requires infrastructure capacity improvements to accommodate growth.
- **Millerton New Town Specific Plan.** East of the unincorporated community of Friant and south of the Millerton Lake State Recreation Area, the plan includes limited residential, commercial, open space and recreation uses and requires significant water and wastewater system improvements to support development.

On November 24, 2020, the Board of Supervisors approved amendments to the General Plan Land Use Element and the Zoning Ordinance to increase residential densities in certain land use designations and zone districts (R-2, R-2A, R-3, R-3A, R-4, C-4, and R-P) to 20 units per acre. County staff continued to coordinate with staff of both the cities of Fresno and Clovis on development projects to promote compact urban development and infill of vacant and underutilized land. The County has prepared a format and guideline for new plans and updates to existing plans. During the 2021 calendar year, the County was awarded funds from the Fresno County Council of Governments (FCOG) to create a new guidance document that will establish procedures for the preparation of newly identified community plans and updates to existing plans to incorporate recent requests and concerns identified in the General Plan Update community outreach process.

The County continues to implement General Plan policies related to the preservation of agricultural resources by directing growth to cities by way of Pre-General Plan Amendment consultation for any proposed land use designation change within the SOI of cities and two miles beyond, and referral of developments for possible annexation. In response to this objective, potential land use applications received by the County have been referred to cities within Fresno County.

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. Fresno County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state and federal law, and referral of fair housing complaints to appropriate agencies. Through this process, the County protects residents from discrimination on the basis of race, color, religion, national origin, sex/gender, handicap/disability, and familial status. More specifically, the County complies with state and federal housing laws as follows:

- **Title VI of the Civil Rights Act of 1964; Fair Housing Act of 1968; Fair Housing Amendments Act of 1988.** The County complies by ensuring its actions related to housing are not discriminatory through County protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.

- **Rehabilitation Act of 1973 (see Fair Housing Act) and American Disabilities Act.** The County complies through its accessibility protocols, administered, and enforced by the County's ADA Coordinator, and complies with the ADA through the review and issuance of building permits by the Department of Public Works and Planning.
- **California Fair Employment and Housing Act and associated regulations.** The County complies through established County protocols for hiring and decision-making, mandatory training for County staff, and legal counsel and advisement.
- **California Government Code Section 65008 (lawful occupation and protected classes, special tax exemptions and discrimination based on method of financing).** The County ensures that its actions are not discriminatory through its Department of Public Works and Planning and the Risk Management Division of the Department of Human Resources. Programs are included in this Housing Element to facilitate housing for all households, including protected classes (e.g., programs regarding special needs housing and care facilities).
- **Government Code Section 8899.50 (affirmatively furthering fair housing).** This section documents compliance with Affirmatively Furthering Fair Housing requirements.
- **AFFH Final Rule (legal compliance and issues in the jurisdiction).** There are no pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights in the jurisdiction of the County.
- **California Government Code Section 11135 et. seq. (equal access to programs/activities for those who are disabled).** The County complies with anti-discrimination requirements through programs, protocols, and procedures administered by the County's ADA Coordinator in the County Administrative Office and the County's Employment Services Division in the Department of Human Resources.
- **California Government Code Sections 65863 (no-net-loss) and 65913.1 (least cost zoning).** The County has documented compliance with sufficient capacity on land zoned with appropriate standards to accommodate the RHNA and will ensure compliance with no-net-loss as described in Program 14 of the County's Action Plan.
- **California Government Code Section 65913.2 (excessive subdivision standards).** The County has typical subdivision standards in compliance with the state law.
- **California Government Code Section 65302.8 (growth control).** The County complies as it has no growth control measures that limit the number of housing units that can be built in a given year.
- **California Government Code Section 65583 (Housing Element law).** This Housing Element documents compliance with Housing Element Law.
- **Density Bonus Law (Government Code Section 65915).** While the County has in its Zoning Ordinance a density bonus that otherwise complies with State law, the County will amend its Ordinance to include additional language to reflect AB 2694 signed by the Governor on September 19, 2024. The County will also amend its permitted uses tables to correct a clerical error and remove "Density Bonus" as a use in order to clarify that the density bonus is permitted in every zone where residential uses are permitted.

- **No-Net-Loss (Government Code Section 65863).** The County has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation.
- **Housing Accountability Act (HAA) (Government Code Section 65589.5).** The County does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. Further, the County currently allows emergency shelter by-right in the commercial zone C-4 and industrial zone C-M.
- **Senate Bill 35 (Government Code Section 65913.4).** The County complies with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects. As part of Program 22, the County will define and publish the streamlined application procedure. .
- **Senate Bill 330 (Government Code Section 65589.5).** The County complies with SB 330, relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. The County will add additional discussion of the SB 330 preliminary application process to the code as part of Program 22.
- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The County provides protections to residents through referrals to legal assistance organizations, such as the California Rural Legal Assistance, and has included Program 29 to work with Fresno County Housing Authority to distribute informational materials produced by the Housing Authority on resources for renters, tenant information, and landlord information at least annually with the intent of reducing, or eliminating, discrimination.
- **Review Processes (Government Code Section 65008).** The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment.
- **Assembly Bill 686 (Government Code Section 8899.50).** The County has completed this Assessment of Fair Housing and identified programs to address identified fair-housing issues in Table 1A-22, Factors Contributing to Fair Housing Issues.
- **Equal Access (Government Code Section 11135 et seq.).** The County has included Program 29 to continue to provide translation services for public meetings and materials and currently offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.

Fair Housing Outreach

Regional outreach efforts for the Multi-Jurisdictional Housing Element included interviewing Fair Housing of Central California (FHC-CC) for feedback on housing need, fair housing concerns, and opportunities to affirmatively further fair housing throughout the county. FHC-CC is a non-profit, civil rights organization

dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. They accomplish this through advocacy, assistance for victims of discrimination, and enforcement of fair housing laws.

In response to the request for input, FHC-CC noted that the most common fair housing issues reported throughout Fresno County are discrimination on the bases of disability and race. Further, they expressed concern about the aging multifamily housing stock becoming uninhabitable due to physical conditions. However, given the shortage of affordable housing in the region, FHC-CC noted that many units that have already physically deteriorated are still occupied, posing a risk to occupants. Discrimination by landlords or agents as well as deliberate segregation has resulted in fair housing concerns, particularly for protected and special needs populations, such as persons with disabilities and lower-income households.

FHC-CC emphasized a need for more government involvement in enforcement of fair housing laws. Currently, affordable housing options are often concentrated in specific neighborhoods. When developers are encouraged to continue to build affordable units in these areas as a result of zoning or other government regulations, this results in either intentional or unintentional segregation based on income. When asked about opportunities for local governments to actively improve outreach regarding fair housing and to combat existing issues, FHC-CC identified several opportunities including: local rent controls to manage affordability and reduce displacement risk, code enforcement to ensure a safe and habitable housing stock, funding fair housing groups such as FHC-CC to enforce fair housing laws, and adjusting regulations or encouraging development of a variety of unit types and sizes throughout the jurisdiction to promote mobility and integration.

In response to the feedback received, the County has included Program 29 to improve fair housing outreach capacity and multilingual accessibility to all public resources, information, and meetings, including fair housing resources. This program also includes steps to establish a procedure to connect residents with fair housing organizations, make information readily available and accessible on the County's website and in public buildings, and conduct biannual trainings for landlords on fair housing laws, rights, and responsibilities. The County will contract with an agency already receiving funding from HUD's Office of Fair Housing and Equal Opportunity (FHEO) to support outreach, education, and compliance efforts promoting fair housing in the unincorporated areas of Fresno and its partners cities. Program 33 was influenced by FHC-CC's input, with its focus on facilitating ADU, duplex, triplex and fourplex housing options to encourage a greater variety of unit types and sizes throughout the jurisdiction to promote mobility and integration.

Discrimination Cases

In 2020, the California Civil Rights Department (previously Department of Fair Employment and Housing) reported that it received nine housing complaints from residents of Fresno County, approximately 1% of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), the Civil Rights Department also dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), reporting them by the origin of the issue.

HUD FHEO reported that there were no cases filed by unincorporated residents between January 2013 and April 2021. However, three inquiries were made, one of which was against a public entity (e.g., Fresno County Housing Authority or the County of Fresno). All three inquiries were determined to not be valid issues. While there were no formal cases from unincorporated residents, this does not necessarily mean that there is no discrimination. In some cases, residents may be hesitant to report discrimination, such as in the case of undocumented residents that fear retaliation or may not be aware of fair housing legal assistance available to them.

HCD Technical Assistance Letter

The County of Fresno is in receipt of a letter of Technical Assistance from the Department of Housing and Community Development (HCD) dated August 5, 2024 noting the County withdrawal of the No Place Like Home (NPLH) grant application for the Libre Commons project in the City of Fresno (the County serving as a co-applicant with the developer (UpHoldings, LLC)). The County coordinated with HCD on January 15, 2024 and obtained direction to augment Program 14 with a requirement to include a statement of the County's obligation to Affirmatively Further Fair Housing and an accompanying analysis of project consistency with the law for decisions on housing projects that involve public funding and require consideration by the Fresno County Planning Commission or Board of Supervisors.

Sites Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of identified parcels in relation to fair housing factors to determine whether the sites inventory further entrenches existing fair housing issues. When patterns of fair housing issues do overlap with sites identified in the inventory, the County is obligated to establish strategies to mitigate and improve conditions contributing to fair housing issues.

As detailed in the previous section, the County addressed all its above moderate- and moderate-income RHNA and a portion of its lower-income RHNA through development that is already in the application review process and capacity based on projections of manufactured and rural single-family homes. In order to discuss the identified lower-income sites in relation to existing development contexts, pipeline projects that are already in the approval process have also been included in the discussion, as have single-family home projects with pending applications. What follows is an analysis of the distribution of the lower-income opportunity sites in the County's sites inventory and the pipeline sites compared to countywide patterns in the context of the fair housing issues discussed in the previous assessment.

Summary

Table 1A-21 summarizes key factors of fair housing conditions of the unincorporated areas that contain lower-income opportunity sites. The table is organized by area and census tract and shows the housing capacity of each site (which may be one or a collection of parcels), as well as the proportion of capacity

that each site represents. A summary of the key factors for all the sites is provided below, followed by a more detailed analysis of each unincorporated area.

- **TCAC Resource Category.** Of the combined capacity of sites and projects, 73 percent are in areas identified as having high or highest access to resources, and 52 percent of lower-income sites capacity is located in high or highest resource areas. The table displays TCAC categories as measured in both 2023 and 2025 to show patterns of change. The Biola area was designated as a high resource area in 2023 and a low resource area in 2025. Though some of the designation change may be reflective of changes in methodology between the two analysis years, the County is committed to promoting place-based revitalization and affordability areas through programs in the Housing Element. Additionally, the inclusion of a site in this community represents an investment in affordable housing in rural communities. Two tracts in the West Fresno SOI area were both identified as having high access to resources in 2023, both are designated as low resource areas in 2025. Additionally, the area is in close proximity to higher-resource areas and has excellent access to transit, and so was determined to be suitable for inclusion in the RHNA inventory. Between 2023 and 2025, the resource designation in the Del Rey area shifted from “high segregation and poverty” to “moderate resource”.
- **TCAC Education Score.** With two exceptions, the sites are in areas identified as having high and/or improving education scores as of 2023. Use of this index score was not continued in the 2025 analysis. In Biola and Caruthers scores were moderate and scores in one tract within the West Fresno SOI were relatively low, the County is focusing on addressing educational performance through Programs 30 and 31.
- **TCAC High Segregation and Poverty.** As measured in the 2025 analysis of opportunity areas, none of the areas were considered areas of high segregation and poverty. Though the pipeline project in the Del Rey is in an area that was designated an Area of High Segregation and Poverty in 2023, as of 2025 the area is no longer designated as such.
- **CalEnviroScreen (CES) Composite Scores.** The majority of unit capacity in sites and pipeline projects (65% of all capacity) were outside of census tracts considered to be disadvantaged ($\geq 75^{\text{th}}$ percentile) due to a combination of population and pollution exposure factors. The sites in Caruthers and Riverdale have higher health risks due to pollution factors such as exposure to pesticides potentially used in adjacent agricultural areas. The pipeline project in Del Rey is in a disadvantaged community. While the environmental factors for the two sites and one pipeline project in tract 38.07 West Fresno SOI are reported to be higher levels of PM 2.5 emissions and hazardous waste exposure, a precise land use(s) that would create some risk of exposure to hazardous waste was not apparent and the sites are both over 4,600 feet from Interstate 99 (a primary source of PM 2.5; no industrial uses within a mile of either site).
- **Jobs Index.** While the Jobs Index figures are shown, the numbers do not necessarily accurately reflect actual proximity to jobs. Sites within the City of Fresno’s sphere of influence have roughly the same proximity to employment opportunities based on travel distance. Sites in Biola, Caruthers, Del Rey, and Riverdale are farther away from the employment nodes in Fresno and Clovis.

- **RCAA.** All sites/pipeline projects but one are outside of a census tract identified as a racially concentrated area of affluence (RCAA). The one pipeline project, Friant Ranch, is technically within a census tract identified as an RCAA. However, as discussed in the earlier section on RCAs in the county, that census tract is so large (24.9 square miles) that its designation as an RCAA requires greater geographic breakdown. The Friant Ranch project is directly adjacent to the 1.3-square mile Friant community (a census designated place), which contains 40% of the tract's households and features household demographics (e.g., median household income of roughly \$56,000) that do not align with the characteristics of an RCAA. The balance of 379 households in that tract were spread broadly over the remaining 23.6 square miles and reported household incomes large enough to bring the overall tract median up to over \$90,000. This indicates that the area around the Friant community is not an RCAA. Conversely, in 2021³, the Millerton CDP had a median household income of \$179,779 while the census tract where Millerton is located had a median household income of \$58,750. This suggests that the Millerton area could be considered an RCAA even while the tract as a whole is not.
- **Median Household Income.** Sites and pipeline projects in Biola, Riverdale, Del Rey, and Caruthers are in census tracts with lower median household incomes, influenced by lower paying agricultural jobs. Tract 38.07 of the West Fresno SOI also has a median income below the county median due in part to high levels of unemployment in the area. Just under half of lower income capacity (42 percent) is on sites in census tracts where median household income is above the state median. It should be noted that, in the initial phase of preparing this Housing Element, the County evaluated and prioritized the identification of potential housing sites for lower income households in high income census tracts. For many of the unincorporated county areas (notably the eastern half of the county that is largely unpopulated forest area), the higher income census tracts lack any ability to support water and sewer infrastructure necessary to support higher density housing options and are very far away from job opportunities, other public services, and stores for basic goods. The County did identify potential sites in and around the SOIs for the cities of Clovis and Fresno. However, most of the candidate sites failed to qualify as a viable site for one or more of the following reasons: below 0.5 acre, property owner directly and strongly opposed rezoning, the city of Clovis or Fresno directly and strongly opposed the County's proposed rezoning. While the latter reason was not a sole factor, the County opted to ultimately include sites that had no or the least opposition by the jurisdictions. Additionally, while senior housing within the Friant Ranch Specific Plan (which is in a higher income census tract), is planned at densities that would align with those suitable for lower-income affordability at rates affordable to lower-income households, the Specific Plan does not include any explicit income restrictions and so the County opted to be more conservative in its assumptions for RHNA capacity.
- **Households in Poverty.** Most sites and pipeline projects are outside of areas with high rates of poverty in central Fresno, with the exception of sites in Tract 38.07 and the pipeline project in Tract 69.
- **Percent of Households with a Disability.** Sites are all in census tracts with rates of disability below 20%, which is typical of most of the county.

³ 2017-2021 ACS data was used for this comparison because Millerton only existed as a CDP beginning with the 2020 census, so CDP data for Millerton was not tabulated in the 2019-2019 ACS.

- **Percent of Children in Female-Headed Households.** Most sites are in census tracts where the percentage is below 20%. One site in the West Fresno SOI, the site in Biola, and the pipeline project in Del Rey have rates higher than 20%.
- **Percent Non-White.** The percentage of non-white residents is generally consistent with the countywide average (given that the predominant population identifies as Hispanic).
- **Percent in Overcrowded Households.** Sites are not in census tracts where any substantial percentage of households live in overcrowded conditions.
- **Percent of Rental and Owner Households Overpaying for Housing.** Sites are in census tracts where rates of overpayment were higher than average for both rental and owner households. Rates of renter overpayment were higher in census tracts in parts of the City of Fresno sphere of influence, due in large part to the higher costs of housing, as well as in Del Rey, due to the limited availability of affordable relatively housing in the area, combined with relatively low incomes.
- **Displacement Risk.** The sites are all in areas that are assigned the lowest displacement risk by the UC Berkeley Urban Displacement Project with the exception of tract 38.07 (in the West Fresno SOI) and 30.01 (East Fresno SOI). While Tract 38.07 identified as “At Risk” for very low-income households (0-50%), UC Berkeley also indicates that this area is not a hot market and estimates there is some potential displacement or risk of displacement of the given population in these tracts, though any actual displacement may not be occurring (and are categorically less than the 10% estimate of the next category. Based on the County’s understanding of this area, the displacement risk is considered to be null to nominal at most. Only 3 units of single-family homes were identified in Tract 30.01, so similarly the displacement risk from the development of these sites is also considered to be nominal.
- **Scattered Single-Family Home Sites.** Sites with pending applications for individual single-family homes or small groups of homes were identified in very rural areas outside of cities or Census-Designated Places. These sites are expected to develop at rates affordable to above-moderate income households, and development of these sites is not expected to significantly influence existing patterns of segregation or access to resources.

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Table 1A-21: Summary of Fair Housing Conditions in Areas with Housing Opportunity Sites

CT	Capacity to Address Remaining RHNA ¹				TCAC Resource Category, (2023) & 2025	Edu Score, TCAC 2023 ⁵	HS&P, TCAC 2025	CES 4.0 PCTL	Jobs Index ³	RCAA	Median HH Income	HH in Poverty	PCT Pop. with a Disability	PCT of Children in FH HH	PCT Non-White	PCT Over-crowded HH	Overpayment		Displace-ment Risk
	Lower Income Capacity (PCT of Lower)	Moderate Income Capacity (PCT of Moderate Capacity)	Above Moderate Income Capacity (PCT of Above Moderate Capacity)	Total Capacity (PCT of Total Capacity)													PCT Renter HH	PCT Owner HH	
Biola																			
41	20 (2%)	0 (0%)	0 (0%)	20 (1%)	(High) Low ²	42	No	65	47	No	\$53,750	27%	12%	30%	80%	2%	43%	28%	Lower
Outside of Biola																			
39	0 (0%)	0 (0%)	1 (<1%)	1 (<1%)	(Highest) High ³	70	No	72	63	No	\$61,776	26%	13%	3%	76%	13%	27%	38%	Lower
Bowles																			
17	0 (0%)	0 (0%)	1 (<1%)	1 (<1%)	(Moderate) High ³	27	No	93	94	No	\$61,400	20%	10%	19%	83%	15%	41%	37%	Lower
Caruthers																			
75	210 (19%)	0 (0%)	1 (<1%)	211 (10%)	(High and Moderate) High ²	57	No	83	43, 51	No	\$45,587	24%	9%	16%	75%	17%	37%	33%	Lower
Clovis SOI																			
58.04	58 (5%)	0 (0%)	0 (0%)	58 (3%)	(High) High	89	No	69	74	No	\$70,866	18%	17%	7%	67%	1%	30%	27%	Lower
55.22	0 (0%)	0 (0%)	1 (<1%)	1 (<1%)	(Highest) Highest	99	No	15	13	No	\$130,455	3%	7%	1%	37%	2%	35%	19%	Lower
59.12	0 (0%)	0 (0%)	3 (<1%)	3 (<1%)	(Highest) Highest	96	No	20	9	Yes	\$102,704	3%	9%	8%	37%	1%	48%	31%	Lower
Rural Areas East of Fresno																			
59.05	0 (0%)	0 (0%)	4 (<1%)	4 (<1%)	(Highest) Highest	96	No	30	14, 18	Yes	\$120,774	5%	12%	9%	38%	9%	26%	36%	Lower
59.06	0 (0%)	0 (0%)	1 (<1%)	1 (<1%)	(Highest) Highest	95	No	16	95	Yes	\$87,226	12%	11%	0%	49%	0%	19%	26%	Lower
64.03	0 (0%)	0 (0%)	1 (<1%)	1 (<1%)	(High) Moderate ³	47	No	29	12	No	\$64,156	20%	15%	21%	34%	5%	20%	31%	Lower
Riverdale																			
77	165 (15%)	0 (0%)	0 (0%)	165 (8%)	(High) High ²	90	No	88	27	No	\$50,434	23%	11%	13%	72%	16%	47%	19%	Lower
Fresno SOI (West)																			

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CT	Capacity to Address Remaining RHNA ¹				TCAC Resource Category, (2023) & 2025	Edu Score, TCAC 2023 ⁵	HS&P, TCAC 2025	CES 4.0 PCTL	Jobs Index ³	RCAA	Median HH Income	HH in Poverty	PCT Pop. with a Disability	PCT of Children in FH HH	PCT Non-White	PCT Over-crowded HH	Overpayment		Displace-ment Risk
	Lower Income Capacity (PCT of Lower)	Moderate Income Capacity (PCT of Moderate Capacity)	Above Moderate Income Capacity (PCT of Above Moderate Capacity)	Total Capacity (PCT of Total Capacity)													PCT Renter HH	PCT Owner HH	
38.03 ⁴	204 (18%)	0 (0%)	0 (0%)	204 (10%)	(High) High	51	No	70	6, 12	No	\$67,227	11%	11%	13%	71%	10%	80%	29%	Lower
38.04	175 (15%)	0 (0%)	0 (0%)	175 (8%)	(Moderate) Low	49	No	66	28	No	\$64,898	17%	12%	19%	82%	9%	48%	37%	Lower
38.07	127 (11%)	45 (11%)	1 (<1%)	173 (8%)	(Low) Low	21	No	91	22	No	\$35,476	34%	20%	37%	81%	5%	45%	31%	At Risk
Fresno SOI (East)																			
30.01	0 (0%)	0 (0%)	3 (<1%)	3 (<1%)	(Low) Low	31	No	94	44	No	\$37,635	29%	18%	18%	92%	20%	71%	28%	At Risk
Southeast Growth Area																			
14.12	0 (0%)	0 (0%)	20 (3%)	20 (<1%)	(Highest) Highest	86	No	63	28	No	\$79,750	12%	12%	18%	76%	8%	49%	35%	Lower
59.04	0 (0%)	0 (0%)	1 (<1%)	1 (<1%)	(Highest) Highest	96	No	41	28	No	\$94,392	7%	12%	11%	60%	2%	21%	33%	Lower
North Growth Area																			
55.03	0 (0%)	0 (0%)	8 (1%)	8 (<1%)	(Highest) Highest	100	No	4	15	No	\$107,483	3%	13%	6%	37%	0%	65%	21%	Lower
Northwest Fresno																			
42.07	0 (0%)	0 (0%)	2 (<1%)	2 (<1%)	(Moderate) Highest	61	No	90	23	No	\$76,875	28%	12%	17%	83%	7%	58%	45%	Lower
Millerton																			
64.05	0 (0%)	129 (32%)	78 (13%)	207 (10%)	(Highest) Highest ²	99	No	10	13, 19	Yes ⁶	\$73,333	6%	12%	5%	28%	0%	13%	36%	Lower
Friant⁸																			
55.15	0 (0%)	225 (56%)	476 (78%)	701 (33%)	(Highest) Highest ²	100	No	29	26	No ⁷	\$90,982	7%	14%	1%	36%	0%	28%	32%	Lower
Prather																			
64.04	0 (0%)	0 (0%)	3 (<1%)	3 (<1%)	(Highest) Highest and Moderate ³	99	No	14	3, 7, 81	No	\$85,250	5%	14%	9%	24%	4%	25%	29%	Lower
Shaver Lake																			
64.02	0 (0%)	0 (0%)	6 (1%)	6 (<1%)	(Highest) Insufficient Data ³	55	No	20	24, 92	No	\$73,239	6%	19%	9%	29%	8%	28%	27%	Lower

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CT	Capacity to Address Remaining RHNA ¹				TCAC Resource Category, (2023) & 2025	Edu Score, TCAC 2023 ⁵	HS&P, TCAC 2025	CES 4.0 PCTL	Jobs Index ³	RCAA	Median HH Income	HH in Poverty	PCT Pop. with a Disability	PCT of Children in FH HH	PCT Non-White	PCT Over-crowded HH	Overpayment		Displace-ment Risk
	Lower Income Capacity (PCT of Lower)	Moderate Income Capacity (PCT of Moderate Capacity)	Above Moderate Income Capacity (PCT of Above Moderate Capacity)	Total Capacity (PCT of Total Capacity)													PCT Renter HH	PCT Owner HH	
Selma Area																			
73	0 (0%)	0 (0%)	1 (<1%)	1 (<1%)	(Missing or Insufficient Data) Moderate ³	Not Report ed	No	83	79	No	\$57,656	16%	10%	16%	70%	15%	29%	50%	Lower
Reedley Area																			
63	0 (0%)	0 (0%)	1 (<1%)	1 (<1%)	(High) High ³	82	No	64	14	No	\$78,295	7%	15%	20%	55%	10%	35%	33%	Lower
Kingsburg Area																			
68.02	0 (0%)	0 (0%)	1 (<1%)	1 (<1%)	(High) High ³	82	No	98	58	No	\$40,000	15%	10%	13%	86%	11%	38%	44%	Lower
Del Rey																			
69	173 (15%)	0 (0%)	0 (0%)	173 (8%)	(HS&P) Moderate ²	79	No	89	52	No	\$40,573	33%	16%	33%	88%	21%	67%	48%	Lower

Abbreviations: CT - Census Tract; HS&P – Area of High Segregation and Poverty; RCAA - Racially Concentrated Areas of Affluence; PCT - Percent; PCTL - Percentile; HH - Household; FH HH - Female-Headed Household

¹ Note that capacity identified on vacant sites to address the County’s remaining RHNA, which only contains lower-income allocation.

² Resource level identified at the block group level rather than the tract level. As part of the TCAC opportunity area analysis, rural areas were assigned resource designations at the block group level, while urban areas were assigned resource designations at the census tract level.

³ Identified by block group, multiple values indicate multiple block groups with inventory sites identified to meet the lower-income RHNA.

⁴ This Census tract has been renumbered 38.11.

⁵ This index was not generated for the 2025 analysis.

⁶ While the census tract is not technically identified as an RCAA, further detailed analysis provided in the preceding discussion on RCAAs demonstrates that the community should be identified as an RCAA for the purposes of this sites analysis.

⁷ While the census tract is technically identified as an RCAA, further detailed analysis provided in the preceding discussion on RCAAs demonstrates that the community should not be identified as an RCAA for the purposes of this sites analysis.

⁸ Note that this census tract also extends south close to Fresno’s North Growth Area. Scattered single-family home sites in the tract are located closer to the North Growth Area than to Friant.

Source: California Tax Credit Allocation Committee, 2023 and 2025; HUD (2014-2017); ACS (2015-2019); UC Berkeley Urban Displacement Project, PHASC Healthy Places Index, 2022

Analysis by Area

Fresno SOI (West)

A large percentage (44%) of the identified capacity for lower-income opportunity units on vacant sites or in pipeline projects in the County's RHNA inventory is located in three census tracts to the west of the City of Fresno. In both 2023 and 2025, tract 38.03 was designated as a high resource area in TCAC's local-level analysis. In 2023, tract 38.04 was designated as a moderate resource area in TCAC's local-level analysis, but in 2025 was re-designated as a low resource area, which may have been due to methodology changes. In 2023, 20 percent of tracts and block groups within a region that were not identified as high segregation and poverty areas were evenly distributed into the high resource category, and an additional 20 percent were distributed into the highest resource category. The remainder were then divided evenly into the moderate and low resource categories. In the 2025 analysis, tracts and block groups were assigned one point for each category where the tract scored higher than the regional median. The total score was then assigned a category (e.g. three or fewer points were "low resource", 4 or 5 were "moderate resource", etc.). The 2023 methodology sought to incentivize equitable development to the same degree, but may have skewed rankings in regions with wide disparities between census tracts to show higher resource levels when compared to 2025.

The tract is not considered a Racially Concentrated Area of Affluence. By identifying sites in this area that could develop housing to accommodate lower-income households, the County can support the mobility of lower-income households into better-resourced areas. This tract has the second-highest share of lower-income unit capacity on sites or pipeline projects (18%). In 2023 and 2025, tract 38.07 was considered a low resource area. . The area was not considered an area of high segregation and poverty in 2023 or 2025. Of sites in the West Fresno SOI, this tract had the smallest share of the identified capacity for lower-income opportunity units on vacant sites or pipeline projects (11% of the lower-income capacity). By identifying sites in this area that could develop housing to accommodate lower-income households, the County can support the development of additional rental housing options for the lower-income households already living in this area while also identifying sites in adjacent higher-resource areas.

Household incomes in these tracts are below the statewide median of \$87,100 (\$67,227, \$64,898, and \$35,476 as of the 2015-2019 ACS, respectively). However, tracts 38.03 and 38.04 have relatively low levels of poverty, at 11% in 38.03 and 17% in tract 38.04. The development of housing that is affordable to lower-income households in this area is not expected to exacerbate concentrations of poverty, as poverty in the central areas of the county tends to be at its highest concentration in the central, northeast, and southern areas of the City of Fresno and its surrounding areas along with unincorporated areas west of the Kings River between Sanger and Reedley. In these areas, poverty rates tend to be above 30%. Sites within tract 38.07 area within this higher-poverty area.

This area also has relatively low levels of household overcrowding (10% in tract 38.03, 9% in tract 38.04, and 5% in tract 38.07), which suggests that housing in this area may be appropriately sized for larger families. Tracts 38.03 and 38.04 have fairly low rates of children living in female-headed households, at

13% of children in tract 38.03 and 19% in tract 38.04. In Tract 38.07, 37% of children live in female-headed households. A higher rate of female-headed households may be related to lower income levels in this area. Though tracts 38.03 and 38.07 have moderately low rates of homeowner cost burden (2%9 and 31%, respectively), rates of homeowner cost burden are higher in tract 38.04 (31%). Conversely, the rates of renter household cost burden are much higher in 38.03, at 80% of renter households, but are lower in tract 38.04 (48%). Rates of renter overpayment are also lower in tract 38.07 (45%). By identifying sites in these areas that could accommodate lower-income households, the County can alleviate the cost burden on renter households in the area, including female-headed households, by creating more affordable housing opportunities.

The majority of residents in these census tracts identify as non-white (71% in tract 38.03, 82% in 38.04, and 81% in 38.07), which is similar to many areas of central, southern, and western Fresno County. The development of housing that is affordable to lower-income households in this area is therefore not expected to exacerbate any segregation conditions, as the majority of this region of the county identifies as non-white.

Tract 38.03 had relatively low scores on the HUD Jobs Opportunity Index (6 and 12 by block group with vacant sites identified), while tracts 38.04 and 38.07 had slightly higher scores of 22 and 28. These areas are predominantly residential, are not adjacent to many retail or office centers, and, in comparison to census tracts within incorporated cities, has more limited transit access (although Fresno Area Express Route 45 (30-minute headways) is within 1.5 miles of the site). Tracts 38.04 and 38.07 are slightly closer to Fresno and its commercial areas, which accounts for the slightly higher score. Through Program 32, the County will improve coordination with the City of Fresno (Fresno Area Express) and Fresno County Rural Transit to maintain and/or identify new routes to healthcare facilities, employment centers and shopping outlets. This will help to avoid generating a significant cost burden to lower-income households in this area through the cost of travel to work, health care centers, and other commercial areas.

Tracts 38.03 and 38.04 also had moderate education scores as evaluated by TCAC in 2023, with scores of 51 in tract 38.03 and 49 in tract 38.04, where 100 is the highest score. In tract 38.07, the education score was 21 in 2023. As part of Program 30, the County intends to work with the school district in this area to identify and address housing-related barriers to student performance.

The Healthy Places Index, created by the Public Health Alliance of Southern California, evaluates a range of social conditions that contribute to health outcomes and provides a score on a scale from 0 to 99, where higher scores indicate more positive health outcomes. The countywide average score was 13, and very few areas of the county scored in the top quartile. High-scoring areas in the county were the north side of Clovis, a small part of Fresno City, the neighborhood of Clovis near Gettysburg Elementary School, and a few census tracts along the San Joaquin River. The tracts in West Fresno with the lower-income opportunity site scored in the 24th (38.03), 33rd (38.04), and 7th (38.07) percentiles. Low rates of preschool enrollment, lack of park access, limited tree canopy and low employment density were negative factors in this area, as were levels of PM 2.5 particles and drinking water contaminants. Low numbers of adults with health

insurance also played a role in the area's low score. These patterns are similar to the overall patterns in the area's CalEnviroScreen (CES) 4.0 percentile. CES considers some similar social and environmental factors to the Healthy Places Index. Tracts 38.03 and 38.04 in west Fresno had scores in the 70th and 66th percentiles, respectively and therefore are not considered disadvantaged communities under SB 535. Tract 38.07 scored in the 91st percentile and therefore is considered a disadvantaged community under SB 535, although a number of key factors that contribute to this percentile score are difficult to identify (exposure to hazardous materials and distance from freeway and rail (over 4,000 feet for entire tract); especially given that the adjacent tract ranks much better.

One of the single-family home sites with a pending application that was identified to meet the RHNA is located in Tract 38.07, with a single unit estimated to be developed at a price affordable to above-moderate income households. It is not estimated that the development of this unit would meaningfully influence segregation or income levels in the tract.

Single-Family Sites in Fresno SOI (East) and Southeast Growth Area

Site capacity for 21 single-family homes was also identified on a site in the Southeast Growth Area (Tracts 14.12 and 59.04), and capacity for three units of single-family home capacity was identified east of Fresno in Tract 30.01. The Southeast Growth Area was identified as a highest-resource area in both 2023 and 2025 and has a positive TCAC Education score, but has a median household income below the statewide average and the CalEnviroScreen percentile is moderate. Tract 30.01 was designated a low resource area in both 2023 and 2025, and has both a low median household income and very high CalEnviroScreen score. The development of housing affordable to above moderate-income households in Tract 14.12 may reinforce existing patterns of higher-income households living in areas with access to better education resources, but the number of units represents only 3 percent of the total above-moderate income housing capacity counted to meet the RHNA. Development of the three single-family units identified in Tract 30.01 at rates affordable to above-moderate income households would be countering the existing trends regarding incomes levels in the area.

Biola

The lower-income opportunity site in the Biola community is located in Census Tract 41, with the site representing 2% of the County's lower-income capacity that was identified on vacant sites or in pipeline projects. This tract was identified as a high resource area in the 2023 TCAC analysis but was categorized as a low-resource area in 2025. This change may be due in part to methodology changes between the two analysis years, as described in the West Fresno SOI discussion. The tract was not identified as a Racially Concentrated Area of Affluence.

In this census tract, 79% of residents identify as non-white, which is similar to many areas of central, southern, and western Fresno County. The development of housing that is affordable to lower-income households in this area is therefore not expected to exacerbate any segregation conditions, as the majority of this region of the county identifies as non-white.

This area had a moderate education score of 42 as evaluated by TCAC in 2023, where 100 is the most positive score. Comparing data from the California Department of Education for 2019 (see Table 1A-10) and 2022 (latest available data) for Biola-Pershing Elementary, it appears that the number of socioeconomically disadvantaged students has decreased from over 96% to just under 85%. However, students appear to be farther behind the statewide average in terms of ELA and Math scores in 2022 compared to 2019. Chronic absenteeism and suspension rates are also much higher in 2022 compared to 2019. When looking at school performance for 2019 compared to 2018, students were improving on all factors, which could indicate that the pandemic had a substantial impact on the home lives and educational performance of students. Through Program 30, the County will meet with the school district in Biola during the Community Plan Update process to identify housing factors that could impact school performance and solutions that could alleviate problems. Through Program 31, the County will update its Comprehensive Economic Development Strategy for the unincorporated county and partner cities, including Biola. Actions in this program will help improve socioeconomic conditions and improve economic development opportunities for residents and businesses in Biola, which will create greater stability for students' home lives that will enable them to increase attendance and performance.

In the Healthy Places Index, the Biola area was given a score in the lowest quartile (20). This low score was driven in part by low scores in employment and income levels, low census response rates, low access to parks and limited tree canopy, and low job density. The Biola area also had less positive environmental scores, particularly for drinking water contaminants and PM 2.5 levels (dust from agricultural operations). These patterns are similar to the overall patterns in the area's CES 4.0 percentile. CES considers some similar social and environmental factors to the Healthy Places Index. However, Biola did not have a CES score in the 75th percentile or higher, and so was not considered a disadvantaged community under SB 535.

Of the communities in the county where lower-income opportunity sites have been identified, Biola had the second-lowest median household income at \$53,750. Though more than one-quarter of households have incomes under the poverty line (27%), this is moderate for the region. The development of housing that is affordable to lower-income households in this area is therefore not expected to exacerbate concentrations of poverty, as poverty in the central areas of the county tends to be at its highest concentration central, northeast, and southern areas of the City of Fresno and its surrounding areas along with unincorporated areas west of the Kings River between Sanger and Reedley. In these areas, poverty rates tend to be above 30%. Compared to other communities in the county, the area has moderate rates of children living in female-headed households (29%). The area has a low rate of households experiencing overcrowding in the area, at 1.5%, which may be a factor of the size of housing in the area. Of renter households in Biola, 43% experienced cost burden, compared to 28% of homeowner households. This indicates a need for housing that is affordable for lower-income households in this area. As part of Program 33, the County will also promote a greater variety of affordable housing options by promoting ADUs and expanding the ability to build duplex, triplex and fourplex housing in the Biola area.

The area had a Jobs Index rating of 47, which may indicate a moderate number of local jobs, particularly in the field of agriculture. Biola itself is a small community with few commercial areas, so some residents

need to travel outside of the community to access employment. By identifying a small lower-income opportunity site in this area, the County can help to address the need for affordable housing in this area without siting large amounts of affordable housing in an area where jobs are less readily available.

Additionally, one single-family home site was identified in Tract 39, which is located outside of the Biola community. A single unit is estimated to be developed on the site, likely at a price affordable to above-moderate income households. It is not estimated that the development of this unit would meaningfully influence segregation or income levels in the tract or in the surrounding community.

Caruthers

The lower-income opportunity sites in the Caruthers community are in Census Tract 75 and represent approximately 19% of the County's capacity for lower-income units that were identified on vacant sites or in pipeline projects. This community has the highest share of lower-income unit capacity on sites or pipeline projects. Block groups in this area were identified as a high or moderate resource area in the 2023 TCAC opportunity areas analysis, and both were identified as high resource areas in the 2025 TCAC opportunity areas analyses. The community was not identified as a Racially Concentrated Area of Affluence.

In this census tract, 75% of residents identify as non-white, which is similar to many areas of central, southern, and western Fresno County. The development of housing that is affordable to lower-income households in this area is therefore not expected to exacerbate any segregation conditions, as the majority of this region of the county identifies as non-white.

In 2023, the area had a moderate TCAC education score of 57 where 100 indicates the highest level of education outcomes. The Caruthers area scored in the lowest quartile on the Healthy Places Index and had the lowest score of any area in the county with lower-income opportunity sites at 12 out of 99. This score was driven in part by low ratings in employment and income levels, low census response rates, low access to parks and limited tree canopy, and low job density. The Caruthers area also had low environmental scores, particularly for drinking water contaminants, pesticides, and PM 2.5 levels (dust from agricultural operations). Caruthers can also be considered a disadvantaged community under SB 535, as its CES 4.0 score was higher than the 75th percentile (82.7).

The tract has a relatively low median household income at \$45,587. In comparison to other census tracts in Fresno County, this area experiences a moderate rate (24%) of households with incomes under the poverty level. However, the development of housing that is affordable to lower-income households in this area is not expected to exacerbate concentrations of poverty, as poverty in the central areas of the county tends to be at its highest concentration in central, northeast, and southern areas of the City of Fresno and its SOI, along with unincorporated areas west of the Kings River between Sanger and Reedley. In these areas, poverty rates tend to be above 30%. A moderate 16% of children live in female-headed households. Compared to other communities of the county, the area has a moderate rate of overcrowding with 17% of

households experiencing overcrowding. Within the county as a whole, high rates of overcrowding tend to correlate to areas with high rates of poverty, where areas in the City of Fresno and its southern SOI area had higher concentrations of overcrowding, as do unincorporated communities along the King River between Sanger and Reedley. It had moderate levels of both renter and homeowner housing cost burden compared to the rest of the county (37% of renter households and 33% of homeowner households). By identifying lower-income opportunity sites in this area, the County can help to alleviate the high cost of housing relative to income levels for households experiencing overpayment and overcrowding. Additionally, as part of Program 33, the County will also promote a greater variety of affordable housing options by amending the Zoning Ordinance to permit duplex, triplex and fourplex housing and by promoting ADUs in the Caruthers area.

The two block groups in this tract with identified lower-income unit capacity on vacant sites had moderate Jobs Index ratings of 43 and 51, which may indicate a moderate number of local jobs, particularly in the field of agriculture. Caruthers is a very small community with few commercial areas, so many residents need to travel outside of the community to access employment. By identifying a moderately-sized lower-income opportunity site in this area, the County can help to address the need for affordable housing in this area without siting large amounts of affordable housing in an area where jobs are less readily available.

Additionally, one single-family home site was identified in this tract, which is estimated to be developed on the site, likely at a price affordable to above-moderate income households. It is not estimated that the development of this unit would meaningfully influence segregation or income levels in the tract or in the surrounding community.

Clovis SOI

The lower-income opportunity sites in the Clovis sphere of influence are in Census Tracts 58.04 and represent approximately 5% of the County's capacity for lower-income housing units that was identified on vacant sites or in pipeline projects. Tract 58.04 (Tarpey Village) was identified as a high resource area in the 2023 and 2025 TCAC opportunity areas analyses and was not identified as a Racially Concentrated Area of Affluence.

In tract 58.04, 67% of residents identify as non-white. This is similar to many areas of central, southern, and western Fresno County, though on the lower end of what is typical for that part of the county. In the area immediately surrounding this census tract, there are a mix of predominantly white and predominantly Hispanic areas. The development of housing that is affordable to lower-income households in this area is therefore not expected to exacerbate any segregation conditions, as the majority of this region of the county identifies as non-white.

In 2021, the Clovis SOI area had a very high score for education outcomes in the TCAC analysis. In 2023, the tract had a score of 89. Tract 58.04 also had high scores HUD's Jobs Proximity Index, owing to its close proximity to job centers in and around the cities of Fresno and Clovis.

Tract 58.04 had a median household income of \$70,866, which is below the statewide median of \$87,100,. The area also has low rates of households with incomes below the poverty line, with 18% of households in tract 58.04 having incomes at that level. The development of housing affordable to lower-income households in this area is therefore not expected to create or exacerbate a concentration of poverty. A relatively small percentage of children in the area live in female-headed households, at 7% of children, and very few households experience overcrowding (1% of households). However, the area had moderate levels of housing cost burden. In this tract, 30% of renter households experienced cost burden. Similarly, 27% of homeowner households in this tract were overpaying for housing.

Tract 58.04 had moderate score of 36 on the Healthy Places Index. The lowest-scoring factors in this area were environmental, particularly levels of drinking water contaminants, ozone, and PM 2.5 levels (nearby freeway and airport pollution). This area also had a low score for its level of tree canopy, though an evaluation of the on-the-ground canopy coverage appears to be consistent with other high-scoring Clovis neighborhoods. Lower-scoring social factors were relatively low rates of residents with a bachelor's degree.

By identifying a lower-income opportunity site in this area of the Clovis community, the County can help to alleviate cost burdens for households in this area and create new affordable housing opportunities in areas with good schools and close proximity to jobs.

Single-family home sites were also identified in tracts further east of Clovis within the planning area (Tracts 59.12, and 55.22). Conditions in these tracts are similar to those in Tract 58.04 in many respects, though some of these tracts have lower percentages of non-white residents, lower CalEnviroScreen scores and higher median household incomes. A total of four units of above-moderate income housing are estimated to develop on these sites. Development of these sites is not expected to meaningfully influence segregation or access to opportunity in the unincorporated area around Clovis, particularly as the lower-income sites capacity was identified in areas with closer access to employment opportunities.

Riverdale

Low-income opportunity sites and pipeline projects in the Riverdale area are in Census Tract 77 and represent approximately 15% of the County's capacity for new lower-income housing. This tract was identified as a high resource area in both the 2023 and 2025 TCAC analyses. In the TCAC evaluation of local education outcomes, the tract was ranked 90 in the 2023 analysis, indicating positive education outcomes.

In the Healthy Places Index, the area scored in the lowest quartile, with a score in the 11th percentile. The Riverdale area experiences the same less positive scores in environmental conditions as other parts of Fresno County, including drinking water contaminants, PM 2.5 levels and ozone levels. Neighborhood and social factors that contributed to the low score included low levels of park access and tree canopy, low levels of retail density, and low employment levels. These patterns are similar to the overall patterns in the area's CES 4.0 percentile. CES considers some similar social and environmental factors to the Healthy

Places Index. The area had a score in the 88th percentile and therefore is considered a Disadvantaged Community.

In this census tract, 72% of residents identify as non-white, which is similar to many areas of central, southern, and western Fresno County. The development of housing that is affordable to lower-income households in this area is therefore not expected to exacerbate any segregation conditions, as the majority of this region of the county identifies as non-white.

However, due to its distance from many employment opportunity areas, the area had a relatively low score on HUD's Jobs Index, scoring 27. However, there is an FCRTA route that connects the Riverdale area with Fresno, Caruthers, and Coalinga. Through Program 32, the County will improve coordination with Fresno County Rural Transit to maintain and/or identify new routes to healthcare facilities, employment centers and shopping outlets. This will help to avoid generating a significant cost burden to lower-income households in this area through the cost of travel to work, health care centers, and other commercial areas.

The tract that includes the area of Riverdale where lower-income opportunity sites were located did not have a median household income above the statewide median (\$50,434, compared to the statewide median of \$87,100). However, at the block group level, sites identified in Riverdale are within the higher-income area on the east side of the community. The census tract had a moderate rate of households experiencing poverty, with 23% of households in the tract having incomes under the poverty level. The development of housing that is affordable to lower-income households in this area is not expected to exacerbate concentrations of poverty, as poverty in the central areas of the county tends to be at its highest concentration central, northeast, and southern areas of the City of Fresno and its surrounding areas along with unincorporated areas west of the Kings River between Sanger and Reedley. In these areas, poverty rates tend to be above 30%. To encourage opportunities for residents to secure higher incomes, through Program 31, the County will coordinate with partner agencies to facilitate employment opportunities in this area through several existing programs. Additionally, through program 30, the County will complete a Community Plan update for Riverdale that can help support housing affordability for lower-income households.

The area had a low rate of children living in female-headed households (13%). The area has a moderate rate of overcrowding at 16%. The area has only moderate to low levels of cost burden, depending on tenure, as 47% of rental households and only 19% of homeowner households in the area experience housing cost burden. By identifying lower-income housing in high-resource areas such as Riverdale, the County can mitigate local housing cost burdens while also creating opportunities for lower-income households to access high-resource areas with high levels of educational outcomes.

Millerton

The mixed-income pipeline project in the Millerton area is in Census Tract 64.05 and represents approximately 10% of the County's identified capacity for new housing on vacant parcels or in pipeline projects, including 32% of the moderate-income capacity and 13% percent of the above moderate-income

capacity. This tract was identified as a highest resource area in both the 2023 and 2025 TCAC analyses. In the TCAC evaluation of local education outcomes, the tract was ranked 99, just below the highest score possible, in the 2023 level analysis.

In the Healthy Places Index, the area scored in the second-lowest quartile, with a score in the 42.2 percentile. The Millerton area experiences the same less positive scores in environmental conditions as other parts of Fresno County, including drinking water contaminants and ozone levels. However, social and economic factors in this area were higher scoring than other areas in the county with opportunity sites. These patterns are similar to the overall patterns in the area's CES 4.0 percentile. CES considers some similar social and environmental factors to the Healthy Places Index. The area had a relatively positive CES ranking compared to other census tracts in the state and scored in the 10th percentile.

Though the area is unusual when compared to the central, southern, and western parts of the county for having a majority white population (28% non-white), this is more common in the north and eastern parts of the county where Millerton is located.

Though social and economic factors in this area tend to indicate higher access to opportunity and resources, the tract that includes the Millerton area did not have a median household income above the statewide median (\$73,333, compared to the statewide median of \$87,100). However, at the block group level, the median household income was \$91,486. Higher incomes are typical in the area northeast of the City of Fresno, including the Millerton area. The census tract had only 6% of households with incomes under the poverty level, and only 5% of children lived in female-headed households. No households in this census tract were experiencing overcrowding. However, the area is not without cost burden, as high costs of housing mean that 13% of rental households and 36% of homeowner households in the area experience housing cost burden.

Due to its distance from many employment opportunity areas, the area had a relatively low score on HUD's Jobs Index, scoring 19. This may present challenges for providing affordable housing in this area, as the cost of travel to work, health care centers, and other commercial areas may mitigate the reduced cost of housing.

Though the area has some positive factors, such as positive CalEnviroScreen and TCAC education scores, Millerton was not identified as a priority area for the development of housing to accommodate lower-income households due to its far distance from essential resources such as job centers, grocery stores, schools, medical services. No public transit is available in the Millerton community. Though the County will work to improve coordination with Fresno County Rural Transit to maintain and/or identify new routes to healthcare facilities, employment centers and shopping outlets through Program 32, the distance between Millerton and these resources, combined with the current lack of transit availability, is expected to create a transportation cost that would be a burden to lower-income households.

The development of moderate and above moderate-income housing in this area is not expected to create or exacerbate segregation or concentrations of poverty. The area is not designated as an RCAA, and a larger

share of unit capacity is expected to be affordable to moderate-income households. However, as previously discussed, the median income in the Millerton CDP is much higher than in the tract as a whole, and so could be considered an RCAA. The inclusion of both moderate and above moderate-income unit capacity in this community has the potential to mitigate the existing concentration of affluence in the area.

Five single-family home sites were identified in this census tract with pending applications for one home each. It is not estimated that the development of these units would meaningfully influence segregation or income levels in the tract or in the surrounding community, particularly due to the scattered nature of the sites' locations.

Friant

The mixed-income pipeline project in the Friant community is located in Census Tract 55.15 and represents approximately 33% of the County's identified capacity for new housing on vacant parcels or in pipeline projects, including 56% of the moderate-income capacity and 78% percent of the above moderate-income capacity. This tract was identified as a highest resource area in both the 2023 and 2025 TCAC analyses. In the TCAC evaluation of local education outcomes, Friant was ranked 100, the highest score possible, in the 2023 level analysis.

In the Healthy Places Index, the Friant area scored in the second-highest quartile, with a score of 65. The Friant area experiences the same less positive scores in environmental conditions as other parts of Fresno County, including drinking water contaminants and PM 2.5 levels. However, social and economic factors in this area were higher scoring than other areas in the county with lower-income opportunity sites. These patterns are similar to the overall patterns in the area's CES 4.0 percentile. CES considers some similar social and environmental factors to the Healthy Places Index. Friant had a relatively positive CES ranking compared to other census tracts in the state and scored in the 29th percentile.

This census tract was the only tract with unit capacity in sites or pipeline projects that was designated as an RCAA. However, as previously discussed, the median income in the 1.3-square mile Friant CDP (which is directly adjacent to the Friant Ranch project) is much lower than in the tract as a whole, and the higher-income households that in the tract are broadly distributed across the remaining 23.6 square miles of rural land in the tract. Accordingly, the area is not considered, for the purposes of this sites analysis, to be an RCAA.

While the densities permitted in portions of the pipeline project could enable the County to consider some of the units as potentially affordable to lower income households, the County has opted to make conservative assumptions as there is no requirement for affordability in the proposed project. Through the implementation of Program 34, the County will make efforts to market sites in this area to developers and will facilitate multifamily development to diversify RCAAs. As part of Program 33, the County will also promote a greater variety of affordable housing options by promoting ADUs and expanding the ability to build duplex, triplex and fourplex housing in the Friant area.

Though the Friant area is unusual when compared to the central, southern, and western parts of the county for having a majority white population (36% non-white), this is more common in the north and eastern parts of the county where Friant is located.

However, due to its distance from many employment opportunity areas, the area had a relatively low score on HUD's Jobs Index, scoring 26. Through Program 32, the County will improve coordination with Fresno County Rural Transit to maintain and/or identify new routes to healthcare facilities, employment centers and shopping outlets. This will help to avoid generating a significant cost burden to lower-income households in this area through the cost of travel to work, health care centers, and other commercial areas.

Of census tracts with unit capacity on sites or pipeline projects, the tract in the Friant area had the second-highest median household income (\$90,982) and was one of only two tracts with RHNA sites that had a median income above the statewide median. Higher incomes are typical in the area northeast of the City of Fresno, including the Friant area. The census tract had only 7% of households with incomes under the poverty level, and only 1% of children lived in female-headed households. No households in this census tract were experiencing overcrowding. However, the area is not without cost burden, as high costs of housing mean that 28% of rental households and 32% of homeowner households in the area experience housing cost burden.

Though the area has some positive factors, Friant was not identified as a priority area for the development of housing to accommodate lower-income households due to its far distance from essential resources such as job centers, grocery stores, schools, medical services. No public transit is available to connect the Friant community with Fresno. Though the County will work to improve coordination with Fresno County Rural Transit to maintain and/or identify new routes to healthcare facilities, employment centers and shopping outlets through Program 32, the distance between Friant and these resources, combined with the current lack of transit availability, is expected to create a transportation cost that could be a burden to lower-income households.

The development of planned housing in this area is not expected to create or exacerbate segregation or concentrations of poverty. The development projected in this area is expected to accommodate a mix of moderate and above-moderate income households, which will mitigate any concentration of affluence. Additionally, according to local knowledge, Friant is a community with limited existing development that is part of a larger census tract which also includes wealthy areas of large-lot housing development. Therefore, high incomes and affluence in the tract cannot be attributed to the Friant community. Additionally, 11 units of housing capacity for single-family units were also identified in this tract, all of them in the southern areas of the tract nearer to Fresno's North Growth Area. Approximately eight units are expected to develop near the intersection of North Friant and Willow. An additional eight single-family units are expected to develop near this intersection, but within Census Tract 55.03. The remaining single-family home sites in Tract 55.15 are scattered. In both tracts, The development of these single-family homes at rates affordable to above-moderate income households may reinforce existing patterns of concentrated

high-income households, but these units will be located in areas that are far from job opportunities and other resources, which would add to the cost of living for a lower-income household.

Del Rey

An affordable housing pipeline project in the Del Rey area is located in Census Tract 69 and represents approximately 15% of the County's capacity for new lower-income housing that was identified on vacant parcels or in pipeline projects. This block group where the Del Rey community is located was identified as an area of high segregation and poverty in the 2023 TCAC analysis, and designated as moderate in 2025, but was not designated an area of high segregation and poverty in 2025. In the TCAC evaluation of local education outcomes, the block group scored 52 in the 2023 analysis, indicating moderate education outcomes.

In the Healthy Places Index, the area scored in the lowest quartile, with a score in the 9th percentile. The Del Rey area experiences the same less positive scores in environmental conditions as other parts of Fresno County, including PM 2.5 levels and ozone levels. Neighborhood and social factors that contributed to the low score included low levels of park access, low levels of retail density, and low employment levels. These patterns are similar to the overall patterns in the area's CES 4.0 percentile. CES considers some similar social and environmental factors to the Healthy Places Index. The area had a score in the 89th percentile and therefore is considered a Disadvantaged Community. To invest in place-based revitalization, County will invest over \$10 million to construct 7.5 new miles of sidewalks and reconstruct 2.4 miles of sidewalks to include gutters, 120 new ADA ramps, the reconstruction of 41 ramps not up to date with ADA requirements in the disadvantaged unincorporated communities of Del Rey, Tranquillity, and Calwa by November 2030 (see Program 32).

In this census tract, 88% of residents identify as non-white, which is similar to many areas of central, southern, and western Fresno County. The development of housing that is affordable to lower-income households in this area is therefore not expected to exacerbate any segregation conditions, as the majority of this region of the county identifies as non-white.

However, due to its distance from larger employment opportunity areas in the region, the area had a moderate score on HUD's Jobs Index, scoring 52. There are a few large agricultural employers in close proximity to Del Rey, and the community is relatively near to employment opportunities in Sanger and Parlier. There are no FCRTA routes that connect Del Rey to neighboring communities. Through Program 32, the County will improve coordination with Fresno County Rural Transit to maintain and/or identify new routes to healthcare facilities, employment centers and shopping outlets. This will help to avoid generating a significant cost burden to lower-income households in this area through the cost of travel to work, health care centers, and other commercial areas.

The tract that includes the area of Del Rey where lower-income unit capacity was identified in a pipeline project did not have a median household income above the statewide median (\$40,573, compared to the statewide median of \$87,100). The census tract had a moderately high rate of households experiencing

poverty, with 33% of households in the tract having incomes under the poverty level. Though the tract is part of a region in the County with moderate to high levels of poverty, it is expected that the development of a single affordable housing project in the area will provide affordable housing opportunities to households currently struggling with housing prices without meaningfully changing the concentration of poverty in the area. To encourage opportunities for residents to secure higher incomes, through Program 31, the County will coordinate with partner agencies to facilitate employment opportunities in this area through several existing programs. Additionally, through program 30, the County will complete a Community Plan update for Del Rey that can help support housing affordability for lower-income households.

The area had a low rate of children living in female-headed households (13%). The area has a moderate rate of overcrowding at 21%. The area has high levels of cost burden, particularly among renters, as 67% of rental households and 48% of homeowner households in the area experience housing cost burden. The development of one affordable housing project in the Del Rey community will help to mitigate these cost burdens.

Other Scattered Single-Family Housing Capacity

Other sites with pending applications for single-family homes were identified in Shaver Lake; Prather; Bowles; rural areas far to the east of Fresno (outside the SOI), and rural areas outside of Kingsburg, Selma, and Reedley. These areas are generally moderate to highest-resource areas with very rural character, low to moderate median household incomes, and varying levels of proximity to job centers. Each site identified in these areas is expected to only develop one unit per site, and each home is estimated to be affordable to above-moderate income households. Because of the scattered nature of this collection of sites and the very rural nature of the areas in which they're located, it is not estimated that the development of these units will meaningfully alter patterns related to income, segregation, or access to resources.

Conclusion

Based upon a cumulative consideration of the above area-by-area analysis, the County determined the vacant sites inventory would not exacerbate concentrations of affluence, poverty, or segregation across the unincorporated county, and will affirmatively further fair housing by creating new housing opportunities in high-resource unincorporated communities throughout the County, with a priority on communities in close proximity to economic opportunities in Fresno and Clovis. However, the County has also identified some capacity in existing low-resource areas to address the need for additional investment in affordable housing in these areas. Additionally, the County has created a number of new programs (as referenced above and in the Action Plan) to also address fair housing challenges in several communities, such as employment opportunities, school performance, and a need for investment in transportation infrastructure and services.

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues, as shown in Table 1A-22. While there

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are several strategies identified to address fair housing issues, the most pressing issues are barriers to economic and educational opportunities due to the rural character of the unincorporated county and distance from urbanized areas, as well as the discrepancies in access to opportunity and rates of rental overcrowding. These discrepancies are representative of the unique characters of communities throughout the unincorporated county, but similar needs such as: a greater range of housing types, safe and affordable options, and housing at all income types to reduce concentration of lower-income households. The County generated a number of programs that will take meaningful action toward affirmatively furthering fair housing and directly address the contributing factors. The implementation steps, timelines, and quantified objectives for each of these programs are included in Section 1A-1, Action Plan. The appropriate programs are also referenced for each fair housing issue and associated contributing factors in the “Meaningful Actions” column of Table 1A-22.

Table 1A-22: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Disparities in access to services and resources	Education Limited school facilities, lower scoring school performance, and limited access to vocational training in unincorporated communities	Program 14: Adequate Sites Program 17: Affordable Housing Incentives Program 30: Access to Education Program 31: Access to Employment
	Employment Lower populations in unincorporated communities makes it difficult to attract and support a large number and variety of job opportunities Agricultural jobs, which are more frequently available in rural areas, may have lower incomes than jobs found in urban areas Distance from cities and major transit services can create a barrier for unincorporated residents to know about, generate skills for, and obtain access to jobs	Program 17: Affordable Housing Incentives Program 31: Access to Employment Program 32: Improving Accessibility and Safety on Roads and Streets
	Infrastructure and Services Lower density and size of unincorporated communities (that are not adjacent to cities) makes it difficult to fund and provide public infrastructure and public services	Program 5: Access and Transforming Health Program 16: Coordination of Infrastructure and Services Program 17: Affordable Housing Incentives
	Environmental Conditions Historical and current presence of agricultural industries and chemical and waste storage outside of urban areas in unincorporated areas, leading to greater	Program 5: Access and Transforming Health Program 16: Coordination of Infrastructure and Services

Table 1A-22: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
	risks of exposure associated with pesticides, groundwater threats, and solid waste facilities	Program 17: Affordable Housing Incentives <i>Programs from other General Plan Elements¹</i> Program EJ-A.C The County, in coordination with the SJVAPCD, shall develop a list of pollution reducing technologies and best practices to make available to the local commercial and industrial industry. Program EJ-A.D. The County shall seek funding from the San Joaquin Valley Air Pollution Control District and the CalEPA to establish a Healthy Homes HVAC retrofitting subsidy program.
Overcrowding for rental households and farmworkers	Limited range of housing types available; predominantly single-family housing Rates of rental overcrowding seem to vary by community and by year; communities that are currently impacted (2020) include Caruthers, Del Rey, Riverdale Need for family housing and access to amenities, especially for farmworkers (who when surveyed, overwhelmingly preferred to live away from work) High rates of poverty and persons of color among farmworker populations	Program 20: Zoning Ordinance Amendments Program 33: Improve Housing Options Program 34: RCAA Program 35: Housing for Farmworkers
Presence of RCAAs	Proximity to more and higher paying job opportunities in incorporated cities of Clovis and Fresno	Program 14: Adequate Sites Program 34: RCAA
Housing in need of repairs and rehabilitation	A lack of maintenance and upkeep due in part to lower household incomes Communities that demonstrate the greatest need include Calwa, Cantua Creek, Lanare, Laton, Mayfair, and Squaw Valley Windows and siding most common repair needs	Program 7: Room and Board Support and Tech Assistance Program 18: Extremely Low-Income Households Program 23: Housing Pres and Rehabilitation

Note 1: 2024 General Plan, Part 3 (Administration and Implementation).

SECTION 1A-4: CONSTRAINTS

Land Use Controls

General Plan Designations and Zoning Districts

Analysis

The County of Fresno General Plan contains a number of land use designations that are implemented by zoning districts to support and facilitate residential development. The following table illustrates the type and intensity of residential development allowed through the County's General Plan and Zoning maps and documents. The Agricultural and Resource categories, which permit residential in a more ancillary fashion at densities of one unit per 20 or 40 acres, are not listed below.

In addition to the range of residential units that are allowed in the designations outlined in the table, the County allows planned unit developments (PUDs) in areas designated as residential. A PUD may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A PUD may be located in any area designated and zoned for residential use upon the granting of a use permit in accordance with the provisions of the Zoning Ordinance.

Table 1A-23: General Plan and Zoning Categories

General Plan Land Use Category (min–max du/ac)	Implementing Zoning Districts (max du/ac)	Description of Purpose and Typical Uses
Rural Residential (0.2–0.5)	R-R, Rural Residential (0.5)	Single family dwellings, accessory buildings, and small agricultural operations in rural settings
Rural Settlement Area (0.5–1.0)	R-R, Rural Residential (0.5) R-A, Single Family Residential Agric. (1.2) R-1-E/-EH, Single Family Residential (1.1) RCC, Rural Commercial Center (1)	Non-urban community in rural areas designated for residential and commercial uses serving the rural settlement and surrounding farm population
Planned Rural Community (1.0 to 2.0)	R-R, Rural Residential (0.5) R-1-A/-AH/-E/-EH, Single Family Res. (2.1)	Variety of housing types in a semi-rural environment with public services and locally oriented commercial uses
Foothill Residential (0.2–0.5)	R-R, Rural Residential (0.5)	Single family dwellings, accessory buildings, and small agricultural operations in rural settings in the Sierra Foothills
Low-Density Residential (0.9–2.8)	R-1-A/-AH/-B/-E/-EH, Single Family Res. (3.4)	Single family dwellings alongside open space in a suburban setting
Medium-Density Residential (2.8–5.8)	R-1, R-1-B, R-1-C, Single Family Res. (7.2)	Single family and low-density multi-family dwellings in a suburban setting

Table 1A-23: General Plan and Zoning Categories

General Plan Land Use Category (min–max du/ac)	Implementing Zoning Districts (max du/ac)	Description of Purpose and Typical Uses
Medium High-Density Residential (5.8–23)	R-1, Single Family Residential (7.2) R-2/-2A, Low Density Multi-family Res. (20) R-3/-3A, Medium Density Multi-family Res. (29) T-P, Trailer Park (18)	Single family and all types of multi-family dwellings in a suburban setting
Mountain Residential (0.2–14.5)	R-R, Rural Residential (0.5) All Single Family Residential (7.2) R-2/-2A, Multi-family Residential (20) T-P, Trailer Park (18)	Recreation-oriented residential development including: single-family dwellings, multi-family dwellings, mobile homes, and accessory structures
Mountain Urban (0.2–14.5)	R-R, Rural Residential (0.5) R-1, Single Family Residential (7.2) R-2/-2A, Multi-family Residential (20) T-P, Trailer Park (18)	Concentrations of residential development, various intensities of commercial activities, industrial uses where appropriate, and foothill rural residential
Neighborhood Commercial (5.8–16)	C-1, Neighborhood Shopping Center (20) T-P, Trailer Park (18)	A range of commercial uses serving the daily needs of neighborhood residents; can include mixed-use development
Community Commercial (5.8-16)	C-2, Community Shopping Center (20) C-3, Regional Shopping Center (20) T-P, Trailer Park (18)	A range of commercial uses serving the daily needs of residents throughout the local and surrounding community; can include mixed-use development
Office Commercial (5.8–14.5)	R-P, Residential and Prof. Office (20) C-P, Admin. and Prof. Office (18.1) R-2/-2A, Multi-family Residential (20) T-P, Trailer Park (18)	Concentration of office, medical, commercial, and multi-family development
Central Business Commercial (5.8 to 16)	C-4 Central Trading (20) C-6 General Commercial (18.1) R-2/-2A, Low Density Multi-family Res. (20) T-P, Trailer Park (18)	Wide range of commercial, office, governmental, hotel, and mixed-use residential concentrated into a central location

Note: General Plan densities are gross, which convert to net densities for Zoning using an 80% conversion factor. The R-3A zone will be removed per Program 33.

Sources: *County of Fresno General Plan and Zoning Ordinance, as amended in 2020 and per the 2024 General Plan.*

The County generally receives requests to develop residential projects at densities that are toward the midrange or top end of what is permitted by the zoning. Within the past five years the County was approached by a developer in the Shaver Lake area to develop a tentative tract for a residential subdivision to a lower density than originally approved but was advised such modification would need an amendment to the specific plan and a new tentative tract map. The County generally does not have a minimum density for development. Availability of infrastructure often determines limits to density and build-out. Current trends (see unincorporated projects in Table 1A-7), indicate that projects with higher density zoning are seeing densities that are toward the upper end of the density range and some recent applications demonstrate interest very close to the upper end of the density range.

Conclusion

The County offers numerous general plan land use designations and zoning districts that permit a wide range of housing densities throughout the unincorporated county. The densities are sufficiently high to allow the development of housing for all income levels, including densities that meet or exceed the state's default density thresholds.

Recommended Action

None required.

Residential Development Standards

Analysis

Tables 1A-24 through 1A-26 list and describe the development standards for each zoning district in the County of Fresno that allows new residential development. These development standards are typical and either consistent with or more flexible compared to standards in cities. Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, zoning, and development standards for all parcels in the county are available on the County's website.

The R-2A and R-3A districts contain the "-A" suffix to apply to areas, primarily in older Community Plans, where existing development is predominantly or exclusively one story. To enhance combability, the R-2A and R-3A districts only allow buildings to reach 20 feet. However, development in these districts is still permitted to reach their corresponding maximum density (which remains achievable, even when limited to one story as illustrated later in the analysis of the cumulative impact of development standards). The County, as part of Program 33, will amend its Zoning Ordinance to allow two-story buildings and increase maximum height to 25 feet, which will facilitate larger units and alleviate the potential constraint of a single-story limitation.

Table 1A-24: Development Standards for Residential Zones

Development Standard	Zoning District								
	R-A	R-R	R-1-A/ R-1-AH	R-1-B	R-1-C	R-1-E/ R-1-EH	R-1	R-2/ R-2A	R-3/ R-3A
Min Parcel Size	36K sf	2 ac	20K sf	12.5K sf	9K sf	37.5K sf	6K sf	6.6K sf	7.5K sf
Density Max	1.2 du/ac	0.5 du/ac	2.1 du/ac	3.4 du/ac	4.8 du/ac	1.1 du/ac	7.2 du/ac	20.0 du/ac*	29.0 du/ac
Min Parcel Width	130 ft.	165ft.	110 ft.	80 ft.	70 ft.	150 ft.	60 ft.	60 ft.	60 ft.
Max Parcel Coverage	30%	None	30%	35%	40%	30%	40%	50%	50%

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Min Setbacks									
Front	35 ft	35 ft	35 ft	35 ft	25 ft	50 ft	20 ft	20 ft	15 ft
Side	15 ft	20 ft	10 ft	10 ft	7 ft	15 ft	5 ft	5 ft	5 ft
Rear	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	15 ft
Max Height	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	25 ft	35/20 ft	40/20 ft

Zones: R-A Single Family Residential Agricultural; R-R Rural Residential; R-1-A/-AH/-B/-E/-EH Single Family Residential, Low Density; R-1/-1-C Single Family Residential, Medium Density; R-2/-2A Multi-family Low Density; R-3/-3A Multi-family Medium Density (note that the R-3A zone will be removed per Program 33).

Abbreviations (units): sf = square feet; ac = acre(s), du = dwelling unit, ft = feet.

*Parcels of less than 4,000 square feet may have no more than one dwelling unit. Parcels between 4,000 square feet and 6,600 square feet may have no more than two dwelling units.

Source: County of Fresno Zoning Ordinance, 2023.

Table 1A-25: Development Standards for Residential in Non-Residential Zones

Development Standard	Zoning District									
	C-P, C-1/2/3	C-4	C-6	R-P	RCC	AE	AL	R-C	R-E	RS
Min Parcel Size	6.6K sf	None	None	7.5K sf	2 ac	2 to 160 ac	20 to 40 ac	Varies	2 ac	36K sf to 2 ac
Density Max	20 du/ac	20 du/ac	18 du/ac	18 du/ac	1 du/ 2 ac	1 du/ 20 ac	1 du/ 20 ac	1 du/ parcel	1 du/ 2 ac	1 du/ lot
Min Lot Width	60 ft.	None	None	65 ft	165 ft	None	None	None	165 ft	165 ft
Max Parcel Coverage	50%	None	None	50%	30%	None	None	1-10%	50%	30%
Min Setbacks										
Front	20 ft	0-10 ft	0-10 ft	15 ft	10 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Side	5 ft	0-10 ft	0-10 ft	10 ft	/varies	20 ft	20 ft	20 ft	20 ft	10 ft
Rear	20 ft	0-10 ft	0-10 ft	10 ft	0-20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Max Height	35 ft	75 ft	35 ft	20 ft	35 ft	35 ft	35 ft	35 ft	25 ft	35 ft

Zones: C-P Administrative and Professional Office; C-1 Neighborhood Shopping Center; C-2 Community Shopping Center; C-3 Regional Shopping Center; C-4 Central Trading; C-6 General Commercial; R-P Residential and Professional Office; RCC Rural Commercial Center; AE Exclusive Agricultural; AL Limited Agriculture; R-C Resource Conservation; R-E Recreational; RS Rural Settlement. Abbreviations (units): sf = square feet; ac = acre(s), du = dwelling unit, ft = feet.

Source: County of Fresno Zoning Ordinance, 2023.

Table 1A-26: T-P Zone Development Standards

Development Standards	Specific Requirements
Min Parcel Size	3 acres
Density Max	18 dwelling units per acre
Min Parcel Width	110 feet
Min Setback Requirements Front	15 feet

ATTACHMENT B
EXHIBIT 5

Side Rear (may be used for parking)	5 feet 10 feet
Trailer Space Area	Minimum of 1,500 square feet. Nonconforming trailer space shall have a min. area of 1,000 square feet.
Min Trailer Space Width	30 feet
Distance between units on same parcel	10 Feet
Max Height	35 feet
Parking	1 parking space per trailer space plus 1 space for each 10 trailer spaces (or fraction thereof) for guest parking

Source: County of Fresno Zoning Ordinance, 2023.

Parking Requirements

Table 1A-27 lists residential parking requirements in the County, which vary by housing type. Parking requirements are inclusive of spaces for residents, guests, and those designated for disabled individuals.

In response to concerns and evidence of parking requirements being a constraint for the development of emergency homeless shelters, state law recently changed prohibiting a jurisdiction from requiring more parking spaces for an emergency shelter compared to other residential and commercial uses. The County maintains parking requirements with the intent of adequately serving the facilities without hindering development potential. In accordance with legislation enacted through Assembly Bill 139, the County evaluated its parking requirements for emergency shelters and determined that the parking requirements are lower than those for single-family and multi-family housing and comparable or lower than similar uses such as hotels, motels, residential care facilities, and group residential such as a boarding house.

The County currently requires one space for each staff member plus one space for each ten occupants in an emergency shelter and one space for every unit in a multifamily residential development. Assuming one person per bed, a shelter providing 60 beds (maximum allowed) would require six parking spaces, plus a parking space for an average of 11 staff, for a total of 17 parking spaces. Assuming an average household size of three occupants, 20 multifamily units (total population of 60) would require a total of 20 parking spaces. A small emergency shelter with 10 beds at four beds per room would need three parking spaces.

Residential Care facilities currently require 1 space for each 400 sq. ft. of gross floor area, plus 1 space for every 3 employees. Depending on the building size and population served, this formula may result in a larger parking requirement than a comparably-sized multifamily building. As part of Program 33, the County will evaluate how parking standards create a constraint to the development of residential care facilities that serve seven or more residents, including soliciting feedback from developers of residential care facilities. The County will amend the Zoning Ordinance to ensure parking standards are appropriate and do not serve as a constraint.

Table 1A-27: Fresno County Parking Requirements

Use	Parking Requirement
Single-Family Dwelling	2 spaces, one of which shall be covered on the same site with the primary structure
Multi-Family Dwelling	1 space for each unit
Mobile Home Park	1 space for each mobile home space and 1 guest space for every 10 mobile home spaces, or fraction thereof
Second Dwelling Unit	1 space per unit in residential zones; 2 spaces, covered or uncovered, for unit in agricultural zones
Accessory Dwelling Unit	1 space for each attached and detached accessory dwelling unit in addition to the parking required for the existing residence on the property. The space may be provided as tandem parking. For ADUs built in converted spaces, no additional off-street parking is required.
Residential Care Facility (≤ 6 persons)	Treated as single-family dwelling
Residential Care Facility (7+ persons)	1 space for each 400 sq. ft. of GFA, plus 1 space for every 3 employees
Emergency Shelter	1 space for each staff member plus one space for each ten occupants
Farmworker Housing Complex, Individual Units (≤ 12 units)	1 space for each unit
Farmworker Housing Complex, Dormitory Beds (≤ 36 beds)	1 space per bed

Source: County of Fresno Zoning Ordinance, 2023.

Open Space and Park Requirements

The County's Zoning Ordinance does not prescribe requirements for residential development related to the provision of open space and parks (land dedication or fees).

Conclusion

The County's development standards are reasonable and less onerous compared to those typically required in cities, and do not serve to constrain housing development.

Recommended Action

None required.

Growth Management

Analysis

All jurisdictions in Fresno County, with the exception of the City of Fresno, are subject to the City-County memorandum of understanding (MOU). The MOU is an agreement establishing procedures for annexation, and also outlines the distribution of property and sales taxes between the cities and Fresno County. The City-County MOU encourages urban development to take place within cities where urban services and facilities are available in order to reduce sprawl. The standards for annexation included in the MOU require that between 25% and 50% of proposed annexation areas, depending on jurisdiction, have an approved land

use entitlement (tentative subdivision map for residential or approved land use application for non-residential). Therefore, annexation requests are primarily triggered by private developers who are interested in developing certain parcels. Upon the implementation of Program 2, the MOU will also include a RHNA transfer agreement, reflecting that nearly all unincorporated land is annexed into cities prior to development.

Conclusion

This policy diverts urban development to incorporated cities where more services and facilities are available to residents. This approach is consistent with the RHNA distribution methodology prepared by the Fresno Council of Governments.

Recommended Action

This is a cooperative agreement to be updated as part of Program 2.

Density Bonus

Analysis

The County Zoning Ordinance implements state law requirements to grant density bonuses for residential developments providing moderate- and lower-income housing.

Conclusion

While the County has in its Zoning Ordinance a density bonus that otherwise complies with State law, as part of Program 20 the County will amend its Ordinance to include additional language to reflect AB 2694 signed by the Governor on September 19, 2024. The County will also amend its permitted uses tables to correct a clerical error and remove “Density Bonus” as a use in order to clarify that the density bonus is permitted in every zone where residential uses are permitted.

Recommended Action

None required.

Zoning for a Variety of Housing Types

Analysis

The Fresno County Zoning Ordinance regulates residential development in the unincorporated county. Table 1A-28 and Table 1A-29 summarize the housing types that are permitted by right and conditionally permitted. Following the tables is a description of the County’s requirements for various housing types.

Table 1A-28: Use Regulations for Residential Zones

Residential Use	Zoning District								
	R-A	R-R	R-1-A/ R-1-AH	R-1-B	R-1-C	R-1-E/ R-1-EH	R-1	R-2/ R-2A	R-3/ R-3A
Single-Family Dwellings	P	P	P	P	P	P	P	P	P
Manufactured Housing	P	P	P	P	P	P	P	P	P
Multi-family Dwellings ¹	NP	NP	NP	NP	NP	NP	NP	P	P
Employee Housing (≤6)	P	P	P	P	P	P	P	P	P
Farmworker/Employee Housing	P	P	C	NP	NP	C	NP	NP	NP
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P
Second Dwelling Unit ²	D	D	D	D	D	D	D	NP	NP
Residential Care Home (≤6 persons)	P	P	P	P	P	P	P	P	P
Residential Care Facility (7+ persons) ³	C	C	C	C	C	C	C	C	C
Low-Barrier Navigation Center	P	P	P	P	P	P	P	P	P
Emergency Shelter	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional Housing	P	P	P	P	P	P	P	P	P
Supportive Housing	P	P	P	P	P	P	P	P	P
Single Room Occupancy (Small)	NP	NP	NP	NP	NP	NP	NP	P	P
Single Room Occupancy (Large)	NP	NP	NP	NP	NP	NP	NP	C	C

Zones: R-A Single Family Residential Agricultural; R-R Rural Residential; R-1-A/-AH/-B/-E/-EH Single Family Residential, Low Density; R-1/-1-C Single Family Residential, Medium Density; R-2/-2A Multi-family Low Density; R-3/-3A Multi-family Medium Density (note that the R-3A zone will be removed per Program 33).

Abbreviations (permitting regulations): P = permitted by right; D = Director review and approval; C = conditional use permit; NP = not permitted.

Notes:

1. Through the implementation of Program 33, the County will update the Zoning Ordinance to expand where duplex, triplex, and fourplex dwellings are (conceptually expanding options in one or more of the following Community Plan areas: Biola, Caruthers, Del Rey, Easton, Friant, Lanare, Laton, Malaga, Riverdale, and Tranquillity).

2. Second dwelling units are distinct from accessory dwelling units in that they are second primary residences rather than smaller accessory units.

3. Through Program 33, the County will amend its Zoning Ordinance to clarify that such facilities are permitted with a CUP.

Source: County of Fresno Zoning Ordinance, 2023.

Table 1A-29: Use Regulations for Non-residential Zones

Residential Use	Zoning Designation							
	C-P	C-1	C-2	C-3	C-4	C-6	R-P	C-M
Single-Family Dwellings ¹	NP	NP	NP	NP	NP	NP	P	NP
Manufactured Housing ¹	NP	NP	NP	NP	NP	NP	P	NP
Multi-family Dwellings ¹	P	NP	NP	NP	P	C	P	NP
Mixed Use Residential	NP	C	C	C	C	C	C	NP
Employee Housing (≤6)	NP	NP	NP	NP	NP	NP	P	NP

Table 1A-29: Use Regulations for Non-residential Zones

Residential Use	Zoning Designation							
	C-P	C-1	C-2	C-3	C-4	C-6	R-P	C-M
Farmworker/Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP
Accessory Dwelling Unit ²	P	P	P	P	P	P	P	NP
Second Dwelling Unit ³	NP	NP	NP	NP	NP	NP	NP	NP
Residential Care Home/Facility (>7) ⁴	NP	NP	NP	NP	NP	NP	NP	NP
Low-Barrier Navigation Center	P	NP	NP	NP	P	NP	P	NP
Emergency Shelter	NP	NP	NP	NP	P	NP	NP	P
Transitional Housing	NP	NP	NP	NP	NP	C	P	NP
Supportive Housing ⁵	P	NP	NP	NP	P	NP	P	NP
Single Room Occupancy (Small)	NP	NP	NP	NP	P	NP	NP	NP
Single Room Occupancy (Large)	NP	NP	NP	NP	C	NP	NP	NP

Zones: C-P Administrative and Professional Office; C-1 Neighborhood Shopping Center; C-2 Community Shopping Center; C-3 Regional Shopping Center; C-4 Central Trading; C-6 General Commercial; R-P Residential and Professional Office; C-M Commercial and Light Manufacturing. Abbreviations (permitting regulations): P = permitted by right; D = Director review and approval; C = conditional use permit; NP = not permitted.

Notes: 1. Recent legislation enacted (signed into law in September 2022) through Senate Bill 6 (SB 6) and Assembly Bill 2011 (AB 2011), residential development shall be permitted on property zoned for commercial (office or retail) use through the year 2033. Under the provisions of SB 6, the County can require discretionary review while under the provisions of AB 2011, the County must allow residential by right. However, under the provisions of AB 2011, there are additional requirements for parcel location and affordability in order to qualify for by right ministerial review.

2. Second dwelling units are distinct from accessory dwelling units in that they are second primary residences rather than smaller accessory units.

3. Through Program 20, the County will amend the Zoning Ordinance to clarify that accessory dwelling units are permitted in a ministerial manner in any zone that permits single-, multi-, or mixed-use residential.

4. Residential care facilities serving fewer than seven residents shall be considered a single-family use.

5. Through Program 20, the County will amend the Zoning Ordinance to clarify that supportive housing is permitted in a ministerial manner in any nonresidential or mixed-use zone that permits multi-family residential.

Source: County of Fresno Zoning Ordinance, 2023.

Multifamily

Multifamily dwellings are permitted by right in the R-2, R-3, C-4, and R-P zones. A CUP is required for multifamily in the C-6 zone. Through the implementation of Program 33, the County will update the Zoning Ordinance to expand where duplex, triplex, and fourplex dwellings are permitted (conceptually expanding options in one or more of the following Community Plan areas: Biola, Caruthers, Del Rey, Easton, Friant, Lanare, Laton, Malaga, Riverdale, and Tranquillity).

Manufactured Housing

The County permits manufactured housing in all residential districts where single-family dwellings are permitted by right, as well as the T-P (Trailer Park) zone.

Farmworker/Employee Housing

Currently, the Zoning Ordinance contains provisions for farmworker housing that are consistent with the Employee Housing Act. Employee housing for six or fewer residents is permitted in all zones that allow single-family housing. The County permits agricultural uses in all of its agricultural zones. Limited farming is allowed to occur in a small number of residential zones as an interim use until the land is developed to a residential use. In 2024, the County amended the Zoning Ordinance to permit farmworker housing complexes consisting of up to thirty-six (36) beds in a group quarter or up to twelve units or spaces designed for use by a single-family or household within agricultural zones. The update additionally permitted these in the R-1-A, R-1-AH, R-1-E, and R-1-EH with a conditional use permit to allow them to be developed alongside interim agricultural uses in residentially zoned areas.

Emergency Shelters

In accordance with AB 2339 (2022), the Housing Element must identify potential sites for emergency shelters in a zoning district that permits residential uses. Emergency shelters are permitted by right in C-4 zone and C-M zones. The C-4 permits multi-family residential uses, supportive housing, and accessory dwelling units by-right.

The 2022 Point-in-Time (PIT) count estimated that there were 541 sheltered and unsheltered homeless individuals within Fresno County but outside of the City of Fresno. The 2022 PIT collected data throughout the county, but experienced equipment calibration issues related to documentation of exact location (i.e., accuracy only to zip codes). The 2023 PIT count estimated that there were 605 sheltered and unsheltered homeless individuals within Fresno County but outside of the City of Fresno, which is an increase of 11.8% compared to the 2022 PIT count. Of the 605, all but 11 were unsheltered.

Additional data was obtained from the 2023 PIT count by zip code. Zip code data offers greater levels of geographic accuracy but can intermingle incorporated and unincorporated areas. Accordingly, the County evaluated the raw data and applied three methodologies to derive estimates for unincorporated county from the 2023 PIT counts.

After excluding the City of Fresno, which is identified separately by the PIT count, the first approach applies the unincorporated county's proportion of population compared to the total countywide population. The unincorporated population represents 35% of the countywide population (excluding the City of Fresno). Applying this percentage to the 605 total would indicate there may be an estimated 210 community members who are experiencing homelessness in unincorporated parts of the county. This figure is likely too large as there is no evidence that the rate of homelessness is directly tied to population size and the vast majority of unhoused individuals tend to congregate near services in cities.

The second approach compares overlapping boundaries of zip codes and unincorporated communities to arrive at an estimate of between 138 and 152 community members that were unhoused and unsheltered.

However, a portion of the area with some zip codes also includes areas within incorporated boundaries; therefore, not all individuals were likely counted in or attributable to unincorporated areas.

The third approach uses the 2023 PIT's attempt to interpolate the number of unhoused and unsheltered individuals specifically for unincorporated communities. The 2023 PIT identified a total of 17 individuals that were physically counted in the unincorporated communities of Caruthers (6), Del Rey (1), Raisin City (5), and Riverdale (5). The 2023 PIT estimated (using HUD's methodology) an additional 45 individuals in the following 13 unincorporated communities: Auberry (6), Biola (3), Cantua Creek (2), Five Points (2), Friant (5), Helm (1), Hume (1), Laton (6), Prather (4), Shaver Lake (1), Squaw Valley (8), Tollhouse (4), and Tranquillity (2). This approach calculates an estimated total of 62 homeless individuals that were unhoused and unsheltered.

To be conservative, the County calculated potential capacity for emergency shelters using an average of all three 2023 figures (141). Based on direction in state law, which requires capacity based on 200 square feet of site space per unhoused individual, two-thirds of an acre (0.66 acre) of land would be required for the 141 individuals. However, the unhoused community members are likely living throughout the unincorporated county and are unable and unlikely to gather in one single community given the size of and patterns of resource distribution in Fresno County.

Accordingly, the County identified parcels in the eastern and western parts of the county that are vacant, appropriately zoned, of sufficient size, and near amenities and services that serve people experiencing homelessness. Table 1A-30 lists the parcels that are zoned C-4 that could be developed with an emergency shelter by right. The C-4 district allows 20 residential units per acre and the County permits a number of beds equal to three times the maximum allowable residential unit density, which means that up to 60 beds per shelter are permitted on parcels zoned C-4. As shown in Table 1A-29, the County has identified enough sites for more than 141 beds. All sites could accommodate a shelter within a single-story building and meet all development standards. Accordingly, the County there is sufficient developable capacity for the estimated need in the unincorporated county.

Table 1A-30: Potential Emergency Shelter Sites

APN	Zone	Acres	Beds ¹	Notes on Location
04310355S	C-4	0.34	21	Caruthers area. Within 500 to 1,000 feet of a supermarket, a dollar store, and the Caruthers Branch Library.
18528038	C-4	0.93	56	Squaw Valley area. Located on Highway 180, and less than half of a mile to a dollar store and the Bear Mountain Library.
05331307	C-4	0.43	26	Riverdale area. Within a quarter mile of a WIC office and health center. Down the street from a dollar store and within one mile of a supermarket.
05331318	C-4	0.46	28	Riverdale area. Within a quarter mile of a WIC office and health center. Down the street from a dollar store and within one mile of a supermarket.
49404208	C-4	0.79	47	Fresno SOI. Within a half mile of food market and fast-food restaurants. Partial parcel that is currently for sale. Within 500 feet of a bus stop for Route 45 of Fresno Area Express.
Total		2.16	178	--

Note: 1. Based on permitted density of 60 beds per acre in C-4 Zone. Source: Fresno County, 2023

Recent state law (AB 2339) expands the definition of “emergency shelters” to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. As part of Program 20 the County will revise the definition in the Zoning Ordinance accordingly.

Low-Barrier Navigation Centers

Government Code section 65662 requires that low-barrier navigation centers be developed as a use by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Permitting pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Low-Barrier Navigation Centers are currently permitted by-right in the R-2, R-2A, C-P, C-4, and R-P zones. As part of Program 20 the County will amend the Zoning Ordinance to residential zones, zones allowing mixed-uses, and all nonresidential zones allowing multifamily residential.

Transitional and Supportive Housing

The County permits supportive housing in all residential zones allowing single-family or multi-family residential uses, and through Program 20 will commit to amending the Zoning Ordinance to permit supportive housing in mixed-use and nonresidential zones that permit these residential uses, including the C-1, C-2, C-3, and C-6 zones, to comply with Government Code 65651. Transitional housing is permitted by-right in all residential zones that allow single-family uses. Transitional housing is also permitted in the C-6 and R-P zone using the same review process as a single-family or multi-family use in the same zone. Through Program 20, the County will commit to amending the code to permit transitional housing in the C-P, C-1, C-2, C-3, C-4, and C-6 zones subject to same review processes as a single-family or multi-family use in the same zone, including mixed uses.

The municipal code defines “transitional housing” as:

“Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculation of the assistive unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of assistance. Transitional housing units are residential uses subject to those

requirements and restrictions that apply to other residential uses of the same type in the same zone. For those districts in which residential uses are permitted only with approval of a discretionary land use permit, such approval must be obtained to permit the establishment of transitional housing.”

Furthermore, “supportive housing” is defined as:

“Housing with no limit on length of stay, that is occupied by the target population as defined in Government Code Section 65650 and that is linked to on- site or off-site services that assist the supportive housing resident in retaining the housing, improving his/her health status, and maximizing his/her ability to live, and when possible, work in the community. Supportive housing units are residential uses subject to those requirements and restrictions that apply to other residential uses of the same type in the same zone and must meet the underlying zoning district’s development standards, including density. For those districts in which residential uses are permitted only with approval of a discretionary land use permit, such a permit must be obtained to permit the establishment of supportive housing.”

Single Room Occupancy (SRO) Units

Extremely low-income households typically comprise persons with special housing needs, including, but not limited to persons experiencing homelessness or near homelessness, persons with substance abuse problems, and farmworkers. The Zoning Ordinance permits units in SRO buildings to range in size from 150 to 400 square feet, including a closet and exterior security lighting. Bathroom, kitchen, and clothes cleaning facilities can be provided within each unit or as common areas. These standards enable units within an SRO building to be rented at much lower rates that can be affordable to extremely low-income households. It should be noted that SRO units are distinct from residential care facilities; e.g., SRO buildings are not state-licensed and do not provide care services such as health care, assistance with personal care activities, or meals. The Zoning Ordinance permits small SRO buildings (those containing six or fewer units) by right in the R-2, R-3, and C-4 zones. Larger SRO buildings with seven or more units are permitted with a conditional use permit in the R-2, R-3, and C-4 zones. Through the implementation of Program 20, the County will streamline the process so that all SRO projects (regardless of size) are permitted through an administrative (non-discretionary) approval process, subject only to a Site Plan Review requirement.

Residential Care Homes/Facilities

The Zoning Ordinance permits group housing for six or fewer persons by right in all zones that allow single-family uses by right. A residential care home serving six or fewer individuals is considered to meet the Zoning Ordinance requirements of a single-family dwelling in the same zone district. Residential care facilities of seven or more residents are permitted subject to a conditional use permit in residential zones. Residential care homes/facilities for any number of residents are also permitted by right in the C-1, C-2, C-3, C-4, C-6, and R-P zones. Residential care facilities for seven or more are also subject to the population density standards of rest homes, which allows for one person above six for each one-quarter increment of

parcel area exceeding the minimum parcel size. This calculation excludes any member of the operator's family or people employed as facility staff.

Roughly five percent of the housing stock in the unincorporated county is multi-family (see Table 2-15 in Section 2) due to the low population levels and lack of infrastructure present outside of cities. Accordingly, there is a 95% chance (or higher) that a residential care facility for seven or more would be proposed in a single-family structure. Nearly all of the housing units in unincorporated areas contain six or fewer rooms (excluding kitchens and bathrooms), with three or four of these rooms serving as bedrooms. The state's overcrowding threshold starts at 1.01 persons per room and severe overcrowding is defined as 1.50 persons per room. If residential care facilities for seven or more were treated as any other residential use, seven occupants would be considered to live in overcrowded conditions in a six-room housing unit, with severe overcrowding occurring at nine occupants (even when excluding the operator, the operator's family, and any staff).

As part of Program 33, the County will evaluate how the conditional use permit process is a constraint to the development of residential care facilities that serve seven or more residents based on timing, cost, and approval certainty, and will amend the permitting process and/or parking standards to be appropriate and ensure they do not serve as a constraint. Additionally, the county will remove unnecessary and non-objective standards for residential care homes for seven or more, including consideration to amend the population density requirement for unlicensed care facilities, while balancing the desire to avoid overcrowded conditions.

Accessory Dwelling Units

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) are permitted by right in all zones allowing residential or mixed uses. Owner-occupancy is currently required for JADUs only in cases where both an ADU and JADU are included on the same parcel. As part of Program 20, the County will clarify definitions of accessory dwelling units and second dwelling units. The County will also remove owner-occupancy requirements on ADUs until 2025, and reflect changes to state law as enacted through SB 1211 (chaptered September 2024).

Second Dwelling Units

Second dwelling units are distinct from accessory dwelling units in that they are larger, primary dwelling units. Second dwelling units are subject to the Director's Approval process, and the Zoning Ordinance allows one secondary dwelling unit per lot in nine residential zones: RR, RA, R-1, R-1-B, R-1-C, R-1-A/R-1-AH, and R-1-E/R-1- EH. These units have an owner-occupancy requirement and may not be conveyed separately from the first dwelling unit.

Farmworker and Employee Housing

The Zoning Ordinance contains provisions that allow for farmworker and employee housing for six or fewer families in all residential districts, in compliance with state law requirements. In its Zoning Ordinance the County defines employee housing and farmworker housing complexes as follows:

- **Employee/farmworker housing.** Employee Housing providing accommodations for six or fewer employees shall be deemed a single-family structure and a residential use of the property by a single household per the requirements of Section 17021.5 of the California Health and Safety Code.
- **Employee/farmworker housing complexes.** Employee housing for employees and their households consisting of up to thirty-six (36) beds in a group quarters or up to twelve (12) units or spaces designed for use by a single family or household shall be allowed subject to the provisions of [Section 834.4.160].

Farmworker housing complexes are considered an agricultural use and are permitted by-right in the AE, AL, RE, O, R-A, and R-R zones. They are also permitted with a conditional use permit in the R-1-A, R-1-AH, R-1-E, and R-1-EH zones.

The Employee Housing Act (California Health and Safety Code Section 17021.5) requires employee housing for six or fewer employees to be treated as a single-family use and permitted in the same manner as other dwellings of the same type in the same zone. California Health and Safety Code Section 17021.6 requires farmworker and employee housing up to 12 units or 36 beds to be considered an agricultural use and permitted in any zone that permits agricultural uses. The County Zoning Ordinance currently complies with these requirements.

Conclusion

The County's Zoning Ordinance allows for the provision of a variety of housing types in full compliance with state law.

Recommended Action

None required.

On/Off-Site Improvements

Analysis

Typical street widths are specified in the General Plan Transportation and Circulation Element:

- Super Arterial – Urban/Suburban: 100'-130', Rural: 106'-126'
- Arterial – Urban/Suburban: 100'-130', Rural: 106'-126'
- Collector – Urban/Suburban: 80'-84', Rural: 80'-100'

- Local – Urban/Suburban: 60’-80’

Site improvements are regulated by Title 17 of the Fresno County Ordinance Code, the County Subdivision Ordinance, Zoning Ordinance, and Improvement Standards. Site improvements include such things as required grading, road layout, drainage, off-street parking, landscaping, walls, wastewater and water systems, and curbs and gutters. Typical improvements include:

- Fencing is required if the rear or side of any lot abuts a county expressway arterial or collector highway shown on the General Plan and access to such highway has been relinquished.
- If there is an existing community water and wastewater system, sanitary wastewater lines and appurtenances shall be installed, and connections made to the existing system under the following conditions:
 - a) Whenever the subdivision is zoned for single-family residential use has any lots which are less than 36,000 square feet in areas;
 - b) Whenever the subdivision is zoned for multi-family residential or commercial use; and
 - c) Whenever the Board of Supervisors determines that a community wastewater system is required for the subdivision due to topography or soil conditions, even though the conditions listed under a) and b) above are not present.
- Whenever a community wastewater treatment system is not available and a community wastewater system is required, the subdivider shall install sewage treatment facilities of sufficient capacity to provide for the entire proposed development.
- A community water system shall be provided to the property line of all divided parcels whenever the smallest lot in the subdivision contains a net area of less than two acres.
- The subdivider may be required to install or agree to install drainage facilities to adequately remove surface and stormwater from the subdivision.
- All new utilities shall be placed underground.

The County’s Site Plan Review is an administrative review process to ensure compliance with the County’s development and improvement standards, and other applicable ordinance noted above.

In some circumstances, such as when the development borders or is traversed by an existing street, it may be necessary to dedicate all rights-of-way to widen the street(s) to its ultimate width as shown on any master or precise plan of streets and highways; install curbs, gutters, drainage, sidewalks, street trees, street signs, street lights, required utilities; and grade and improve from curb to existing pavement. Requirements to comply with the development standards for affordable housing may result in constraints but are required to comply with State or federal health and safety guidelines.

Cumulative Impact of Development Standards

The County's residential zones contain development standards relating to density, height, setbacks, parking, and maximum lot coverage. As the County does not require a minimum amount of open space for each parcel, the only requirements that consume developable areas are setbacks and parking. In the RCC, R-R, and R-E zones, which allow 0.5 unit per acre, the development standards allow construction to achieve the highest end of the density range on any lot that meets the minimum lot size requirements. This is also true in the AE and AL zones, which allow 0.05 units per acre.

Residential zones allow between 1.1 dwelling units per acre (R-1-E and R-1- EH zones) and 29 dwelling units per acre (R-3 zone). The R-P, C-4, and C-6 zones allow up to 18 or 20 units per acre without affordable housing. On a sample one acre lot in the R-1-E zone with a single dwelling unit, setbacks would consume up to 37% of the lot and parking would consume another 1% (calculated at two spaces per unit and 300 square feet per space), leaving roughly 26,748 square feet of buildable space controlled by a maximum height limit of 35 feet. This is a substantial amount of building space for a residential unit, and development standards would not be a constraint to development in this zone.

On a sample one-acre lot in the R-2 zone with 20 units of housing in a multi-family building, setbacks would consume up to 21% of the lot and parking (surface lot format) would consume another 14% (calculated at one space per unit and 300 square feet per space), leaving roughly 28,300 square feet of buildable space controlled by a maximum height limit of 35 feet. This zone has a maximum parcel coverage of 50%, which limits the maximum developable area to 21,780 square feet. Assuming the maximum of 35-foot building height, or approximately three stories, each of the 20 units could be an average of 2,614 square feet. This includes a 20% reduction for common areas, whether internal or external. Such units could easily contain at least four bedrooms while still providing large common living and kitchen areas. In lots zoned R-2-A, which limit height to one story, each of the 20 units could be an average of 871 square feet and accommodate configurations that consist of up to two bedrooms, one or two bathrooms, and areas for common living, internal washing machines, and a kitchen. To encourage the development of larger housing units and alleviate the constraint of a single-story limitation within this higher-density zone, the County will amend the Zoning Ordinance as part of Program 33 to allow two-story buildings by increasing permitted heights from 20 to 25 feet in the R-2A zone.

On a sample one-acre lot in the R-3 zone with 29 units of housing in a multi-family building, setbacks would consume up to just over one-third of the lot and parking (surface lot format) would consume another third (calculated at one space per unit and 300 square feet per space), leaving roughly 26,100 square feet of buildable space controlled by a maximum height limit of 40 feet. This zone has a maximum parcel coverage of 60%, which limits the maximum developable area to 26,136 square feet. Assuming the maximum 40-foot building height, or approximately four stories, each of the 29 units could be an average of 2,880 square feet. This includes a 20% reduction for common areas, whether internal or external. Such units could easily contain at least four bedrooms while still providing sufficient common living and kitchen areas. In lots zoned R-3A, which limit height to 20 feet (effectively one story), each of the 29 units could be an average

of 720 square feet and accommodate configurations that consist of up to two bedrooms, one bathroom, and areas for common living, internal washing machines (or a second bathroom), and a galley-style kitchen. While the density of 29 units per acre could, on paper, be achieved in a single story, the one-story restriction is considered to be a constraint. Additionally, the R-3A zone is not currently applied to any parcel in the county. Accordingly, as part of Program 33, the County will remove the R-3A zone and enable future development to seek high density residential development through the R-3 zone, which permits multi-story buildings up to 40 feet in height. .

Increased density provided as part of a density bonus was not analyzed as affordable housing developments are also entitled by state law to concessions including reduced parking standards that ensure the housing development can reach the maximum density requested.

Conclusion

Development requirements of the County of Fresno are appropriate to meet state and federal safety requirements, are less burdensome compared to those required by surrounding cities, and permit development to easily reach maximum densities permitted.

Recommended Action

None required.

Fees and Exactions

Analysis

Typical County fees are summarized in Table 1A-31 with the application of fees to sample housing developments summarized in Table 1A-32A and compared to other jurisdictions in Table 1A-32B. While the County has suspended the collection of public facilities impact fees to further lower the cost of housing development, other processing and entitlement fees are posted on the County's website.⁴

Table 1A-31: Schedule of Typical Residential Development Processing Fees

Action	Fee
Conditional Use Permit (CUP)	\$9,123
Planned Development	combine CUP fee and TT fee
General Plan Amendment (GPA)	\$7,000 - \$15,000 (depending on project complexity)
Amendment Application [AA (rezone)]	\$6,214
Combination Plan Amendment and Rezone	\$13,214 - \$21,214 (depending on project complexity)
Director Review and Approval (DRA)	\$1,570
Variance (Class I for residential Zones)	\$3,204

⁴ The County's Master Schedule of Fees is posted on the following webpage: <https://www.fresnocountyca.gov/Departments/Public-Works-and-Planning/divisions-of-public-works-and-planning/development-services-division/planning-and-land-use>

Table 1A-31: Schedule of Typical Residential Development Processing Fees

Action	Fee
Tentative Parcel Map (TPM)	\$4,292 + \$127 per proposed parcel
Tentative Tract Map (TT)	\$4,490 + \$457 per lot (first 40 lots) + \$229 per lot (next 35 lots) + \$116 per lot (next 75 lots) + \$72.50 per lot (next 150 lots)
Variance (Class II for non-residential Zones)	\$6,049
Environmental Review – Exemption	\$259
Environmental Assessment Class I (for GPAs)	\$5,151
Environmental Assessment Class II (for AAs, CUPs and TTs)	\$3,901
Environmental Assessment Class III (for DRAs and TPMs)	\$1,151

Source: County of Fresno, 2023.

Table 1A-32A: Example Application of Development Fees in the Unincorporated County

Fee Type	Single-Family	Multi-Family
Countywide Public Protection	\$1,644	\$1,208
General Government	\$1,424	\$1,046
Library ¹	\$485	\$356
Health and Human Services	\$417	\$306
Sherriff	\$257	\$189
County Parks	\$65	\$48
Administration	\$107	\$79
School ²	\$6,170	\$3,085
Regional Transportation Mitigation	\$4,099	\$3,000
Indirect Source Review	\$1,100	\$500
Total	\$15,768	\$9,817

Notes:

1. For areas in the Coalinga-Huron Library District, this fee is waived (charged through property taxes).
2. School fees vary by district. For the purpose of estimating school fees, the average of impact fees from the Riverdale School District (\$3.20 per square foot) and Laton School District (\$2.97 per square foot) were used. The analysis also assumes a typical 2,000 sq ft single-family home and 1,000 sq ft multi-family unit.

Source: County of Fresno, 2023.

The County surveyed per-unit development fees in other jurisdictions within the county, as shown in Table 1A-32B. This comparison shows that the County charges lower fees per unit than most other jurisdictions examined (only exception being projects in Reedley's City Center area). Based on a combination of construction costs and building permit, plan check, and impact fees, the per-unit development fees typically represent roughly 5% of project valuation for single-family projects (valuation over \$300,000 per unit) and

less than 5% of multifamily projects (valuation over \$200,000 per unit), which is below a more common 10% figure found in incorporated jurisdictions.

Table 1A-32B: Comparison of Per-Unit Development Fees within Fresno County

Fee Type	Single-Family, Total	Multi-Family, Total
Fresno County	\$15,768	\$9,817
City of Fresno	\$25,303	\$18,273
Coalinga	\$26,782	\$18,797
Huron	\$28,352	\$15,448
Reedley (Expansion Area)	\$18,398	\$17,569
Reedley (City Center Area)	\$10,922	\$8,785
Reedley (Infill Area)	\$16,384	\$13,177
Sanger	\$26,791	\$18,600
Selma	\$27,019	\$16,312

Sources: Draft and Adopted Housing Elements.

Note: Fees above do not include permit processing, including building, electrical, plumbing, or mechanical permits.

Conclusion

Based on recent development proposals in the unincorporated county, a developer can expect to pay approximately \$15,768 per single-family unit and \$9,817 per multifamily unit in fees (not including planning and development impact fees). Development costs are minimized by the County with the Board of Supervisors' decision to suspend public facilities impact fees in 2015 (and voted in 2018 to continue the suspension). As a result, applicants only pay impact fees to community services districts, regional fees, and school fees. While fees obviously add to the cost of developing housing, the County minimizes the size of development fees to cover processing costs and health and safety services. Additionally, fees in the County are similar to or lower than those of other jurisdictions in the county. Accordingly, the County's fees are not considered a constraint.

Recommended Action

Program 21 is included to continue monitoring fees to ensure they do not unduly constrain housing development.

Processing and Permit Procedures

Analysis

The Public Works and Planning Department is responsible for application intake, permit issuance, plan checking, and inspection services for public and private projects. The Department provides public counter services, subdivision processing, various entitlements associated with development, and engineering and technical staff support to commercial and residential projects. Working in tandem, the primary objective is expeditious review and approval of all development projects. County staff encourages applicants to contact

them prior to completing applications, particularly for large projects. This allows permitting and zoning issues to be discussed by the applicant and staff, resulting in more efficient processing.

The development approval process in the County is governed by three levels of decision-making bodies: the Department of Public Works and Planning (and its Director), the Planning Commission, and the Board of Supervisors. As shown in Tables 1A-28 and 29, single- and multi-family development applications are typically permitted by right, subject only to review and issuance by County staff (the staff planner assigned to review the application) for compliance with development standards. A limited number of residential uses require Director Review and Approval (DRA), which extends the review and approval process from staff planners to include the Director of Public Works and Planning. Under the DRA process, the Director is the final approval body, but may defer action and refer the permit or approval application to the Commission for final determination if significant opposition is expressed by the public, except in the case of a Reasonable Accommodation. The DRA process reviews the application and verifies consistency with the Zoning Ordinance and does not have additional findings. In approving a Director's Review and Approval application, the Director (or the Commission, on a referral) may impose conditions deemed reasonable and necessary to ensure that the approval would be in compliance with the Zoning Ordinance. As part of Program 20, the County will review (and revise as necessary) the DRA process to ensure that it is limited to compliance with objective standards. In accordance with AB 2162, the County will notify developers of application completeness for supportive housing projects within 30 days. Additionally, the County will complete its review within 60 days for projects of 50 or fewer units and within 120 days for projects of more than 50 units.

Additional review involving the Planning Commission only occurs for a limited set of residential uses and zones, such as multi-family development in the C-6 zone and mixed-use residential in commercial zones. Recent legislation enacted (signed into law in September 2022) through Senate Bill 6 (SB 6) and Assembly Bill 2011 (AB 2011), residential development shall be permitted on property zoned for commercial (office or retail) use through the year 2033. Under the provisions of SB 6, the County can require discretionary review while under the provisions of AB 2011, the County must allow residential by right. However, under the provisions of AB 2011, there are additional requirements for parcel location and affordability in order to qualify for by right ministerial review. Through the implementation of Program 20, the County will update its Zoning Ordinance to be consistent with state law regarding the approval of residential development in commercial zones.

The Board of Supervisors are only involved when there is a request for a formal amendment to the General Plan, Zoning Map, or Zoning Ordinance (including specific plans); development agreements; or when there is an appeal of the Planning Commission's decision (such as a request for a variance).

Table 1A-33 depicts the typical approval and processing time for typical residential developments. The timing for applications involving general plan or zoning amendments is influenced by the size and complexity of the proposed project, including the type of environmental clearance and mitigation required.

Table 1A-33: Approvals and Processing Times for Typical Developments

	Single Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)	Mixed Use
Approvals Required	Staff	Staff	Staff	Staff	Staff	Planning Commission
Processing Time	3 months	3 months	4-5 months	9 months	9 months	9 months

Source: County of Fresno, 2023.

Conditional Use Permits

Where a conditional use permit is required, the Director shall make an investigation of the facts bearing on the case to provide the information necessary for the Planning Commission’s review. A public hearing with the Commission is scheduled once the Director determines the application to be complete. The Commission may approve a Conditional Use Permit application, with or without conditions, only if all of the four following findings are made:

1. The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Chapter, to adjust the use with land and uses in the neighborhood;
2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
3. The proposed use will have no adverse impact on abutting property and surrounding neighborhood or allowed use thereof;
4. The proposed development is consistent with the General Plan.

As part of the approval, the Commission may impose conditions deemed reasonable and necessary to protect the public health, safety, and general welfare and to ensure that the approval would be in compliance with the findings required. The conditional use permit process is not considered to be a constraint, and applies to only a limited number of residential uses, including large SRO developments in the R-2/R-2A, R-3/R-3A, and C-4 zones; multifamily uses in the C-6 zone; mixed-use residential in several commercial zones; and farmworker/employee housing complexes in R-1-A/R-1-AH and R-1-E/R-1-EH zones. Current CUP requirements for transitional housing will be amended through Program 20. While the R-3A zone will be removed through Program 33, there are no parcels currently designated with this zone, and so there would be no reduction in the number of parcels or amount of area where SROs are permitted.

As part of Program 20, the County will also meet with developers to identify whether any of the required findings or other aspects of the development review process have presented constraints to development and amend its project review process to address these constraints as is feasible. Additionally, the County will

review required conditional use permit findings and amend the Zoning Ordinance to remove subjective findings from residential uses as needed to ensure objectivity, including clarifying finding 1 to specify that site adequacy may only be determined through objective standards, and either removing finding 3 or redefining the findings to use objective standards.

Senate Bill 330

As part of Program 22, the County will establish a procedure to address SB 330. The requisite development review and preliminary application processes outlined in Senate Bill 330 will be codified in the County's Zoning Ordinance.

Senate Bill 35

The County recently amended its Zoning Ordinance to define projects eligible for a project approval streamlining process under Senate Bill 35. Projects are eligible for ministerial review if they satisfy the following criteria:

- Project is a multifamily housing development consisting of two or more units.
- Project dedicates either 10% or 50% of units affordable to 80% of average median income (AMI)
- Project site is on land zoned for residential or mixed-use residential use.
- Project site is on land in an urbanized area where 75% of the perimeter of site is developed.
- Project is consistent with objective zoning and design review standards.
- Project site is not located on or in any of the following: (1) coastal zone, (2) prime farmland, or farmland of statewide importance, (3) wetlands, (4) within a very high fire severity zone, (5) a hazardous waste site, (6) within a delineated earthquake fault zone, (7) within a flood plain, (8) within a floodway, (9) identified for conservation in an adopted natural community conservation plan, (10) habitat for protected species or (11) lands under conservation easement.
- Project does not propose demolition of (1) housing subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate-, low-, or very low-income, or (2) housing subject to rent or price control, or (3) housing occupied by tenants within the past 10 years.

As part of Program 22, the County will amend its Zoning Ordinance to define the application and review process for projects seeking review under SB 35.

Conclusion

The County does not have a lengthy project review process due to the fact that nearly all residential development is permitted by right and can be approved by County staff, with no requirement for public hearings before the Planning Commission or Board of Supervisors.

Recommended Action

Through the implementation of Program 20, the County will update its Zoning Ordinance to be consistent with state law regarding the approval of residential development in commercial zones as well as to remove subjective standards from the conditional use permit review process. As part of Program 22, the County will amend its Zoning Ordinance to define the application and review process for projects seeking review under SB 35.

Building Codes

Analysis

The Building and Safety Unit, a part of the Development Services Division of the County's Public Works and Planning Department, is responsible for the administration of various codes covering the standards for construction, alterations, additions, and relocation of structures, including the appropriate building, mechanical, plumbing, and electrical regulations to ensure the public's safety. As of January 1, 2023, the County adopted the following codes:

- 2022 California Building Code
- 2022 California Fire Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Residential Code
- 2022 California Green Building Standards Code

Minor local amendments have been made to these codes, many of which are not related to residential development applications. Amendments to these codes that may apply to residential structures include:

- CBC Section 202, definitions, amends the definition of condominium.
- Solar Energy Systems Section 3111.1.2 was amended to add standards for translucent glazing panels.
- CBC Section 1505 and CRC 902 were amended to specify that in California Department of Forestry State Responsibility Areas, all roof coverings for any occupancy group or construction type shall be a minimum Class "A" roof covering.
- CBC Section 1208.2 was amended to modify access requirements to attic spaces separated by vaulted ceilings.
- CBC Section 1805 was amended to require that foundation walls or concrete floor slabs be constructed above the crown of the adjoining street unless otherwise approved by the building official and to specify required grading. Both amendments were made for waterproofing and damp-proofing purposes.

The size of the unincorporated county area makes proactive code enforcement through regular windshield surveys infeasible. However, as part of ongoing outreach efforts and targeted outreach for projects such as the General Plan, Housing Element, and Community Plan updates, the County proactively visits with community members and service providers to accept feedback on housing-related issues. This creates an opportunity for the County to receive feedback on areas of the county that are in need of review by code enforcement officers. As part of Program 24, the County will intentionally solicit feedback from community members and service providers on code enforcement-related issues through these and other community meetings during the planning period.

Conclusion

Local amendments to the building codes have been made, but none that would significantly increase housing costs.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The County adopted the 2022 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

The Fresno County Zoning Ordinance defines a family as “one person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.” This definition is not overly restrictive and does not constrain access to, or the development of, housing.

Zoning and Land Use Policies

The Zoning Ordinance permits group housing for six or fewer persons by right in all zones that allow single-family uses by right. Residential care homes of seven or more residents are permitted subject to a conditional use permit in residential zones. Residential care homes for any number of residents are also permitted by right in the C-1, C-2, C-3, C-4, C-6, and R-P zones.

Reasonable Accommodation

The County has a formal process to grant reasonable accommodation requests. An RA Request may be made by any person with a disability, his or her representative, or a developer or provider of housing or other services for persons with disabilities, when the application of a County land-use or building

regulation, policy, practice, or procedure, acts as a barrier to meaningful access to County programs or to fair-housing opportunities for persons with disabilities. Reasonable Accommodation means providing persons with disabilities flexibility in the application of County programs, including: County land-use, zoning and building regulations, policies, practices, and procedures, or waiving certain requirements when it is necessary to provide meaningful access to County programs or to eliminate barriers to housing opportunities for persons with disabilities.

Individuals submitting a Reasonable Accommodations Request are encouraged to provide information that will assist the Review Authority in making its determination. This information includes:

1. Information necessary to establish the individual has a disability, unless the disability of the individual requesting an accommodation is readily apparent.
2. A description of the needed accommodation or modification.
3. A showing of the relationship between the disability and how the requested accommodation or modification is necessary to afford the person with a disability equal opportunity to use or enjoy a dwelling or housing opportunity.

Prior to the approval of a Reasonable Accommodation Request, the following findings must be made to ensure consistency with the acts (per Section 852.5.050 of the County Zoning Ordinance):

1. The housing which is the subject of the request will be used by a person with disabilities protected under the Acts.
2. As applicable, the requested accommodation is necessary to afford a person with disabilities protected under the Acts with equal opportunities to use or enjoy a dwelling or housing opportunity.
3. The requested accommodation would not impose an undue financial or administrative burden on the County.
4. The requested accommodation would not require a fundamental alteration in the nature of the County's policies, practices, or procedures, including consideration of alternatives which may provide an equal level of benefit.
5. The requested accommodation will not result in a direct and significant threat to the health or safety of other persons or substantial physical damage to the property of others. (See Section 12179 of Title 2 of the Code of California Regulations)

The Director of Public Works and Planning is the final authority on a RA Request relating to a requirement of the Zoning Ordinance and may designate an employee in the Department as the Review Authority to make a final determination on such RA Requests.

Appeals of the Review Authority's decision may be made within 15 business days of the date of mailing of the Review Authority's written decision. Appeals must be made in writing. The appeal will then be heard by the County Hearing Officer within 30 calendar days from the date that the Review Authority receives the notice of appeal. The appeal hearing shall be confidential. The decision of the Hearing Officer is final and shall be mailed by first-class mail to the applicant with return receipt requested. Upon request, Department staff will provide assistance to a Requestor needing assistance in filing an appeal to ensure that the appeals process is accessible to persons with disabilities. However, Department staff are prohibited from providing legal advice or legal representation. As part of Program 20, the County will revise this procedure to clarify that appeals to Reasonable Accommodations decisions may only be made by the applicant or the personal beneficiary of the accommodation.

Conclusion

The County's Reasonable Accommodations procedures and definition of family are not a barrier to development or housing access.

Recommended Action

None required.

SECTION 1A-5: REVIEW OF PAST ACCOMPLISHMENTS

Per California Government Code Section 65588, “Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.”

Progress Toward Meeting The RHNA

Each jurisdiction in California is responsible for accommodating its share of the region’s housing needs. The process of determining each jurisdiction’s share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from December 31, 2015 to December 31, 2023. The County of Fresno was assigned a RHNA of 2,722 units, divided into four income categories:

- Very Low-Income (less than 50% of the Area Median Income)
- Low-Income (50 to 80% of the Area Median Income)
- Moderate-Income (80 to 120% of the Area Median Income)
- Above Moderate-Income (greater than 120% of the Area Median Income)

Table 1A-34 summarizes the County’s accomplishments (through June 30, 2023) in meeting the RHNA during the previous RHNA projection period.

Table 1A-34: Units Permitted, 2015-2023 RHNA, Unincorporated County

Income Category	2015–2023 RHNA	2015–2023 Building Permits Issued	Percentage of RHNA Accomplished
Very Low	460	77	17%
Low	527	106	20%
Moderate	589	203	32%
Above Moderate	1,146	155	13%
Total	2,722	541	20%

Source: Fresno County, 2023

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (Table 1A-34), the County worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of the accomplishments are highlighted below:

- The Board of Supervisors approved amendments to the Zoning Ordinance in 2015 and 2020 to accommodate for special needs housing. The County pursued CDBG and HOME funding and published a Notice of Funding Availability (NOFA) for gap financing to develop affordable housing. Through this financing, the City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds for a 61-unit affordable housing project, and the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds for a 47-unit affordable housing project, both of which were successful in receiving State Tax Credits.
- In 2020, the County approved HOME funds to Habitat for Humanity for the acquisition, construction, and sale of two single-family developments. Country Meadows, developed by Habitat for Humanity, will build eight single-family residences for sale to eligible low- and moderate-income households in the community of Riverdale.
- The County approved HOME funds for the Reedley Homeownership Project, developed by Self-Help Enterprises, which built 10 single-family residences for sale to eligible low- and moderate-income households in the City of Reedley. The project also used USDA funds.
- In 2020, the Department of Social Services applied to HCD for Homekey funds of \$13.5 million to provide homeless assistance. The County assisted in the purchase of a 200 unit-motel in the City of Fresno that housed homeless individuals during Covid, with the intent of converting the project to permanent housing. Crossroads Village is scheduled for completion in 2024 and will consist of 143 permanent housing units (a mixture of one-, two-, and three-bedroom units) for individuals that are disabled or at risk of homelessness.
- Fresno County was awarded \$1.6 million from the HCD's Permanent Local Housing Allocation program and awarded \$1.5 million to the Esperanza Commons project to preserve 60 farmworker apartments in the City of Mendota
- To ensure housing for special needs groups, the County amended the Zoning Ordinance to permit single room occupancy units and multi-family housing in the C-4 zone. The County also included density bonus provisions and increased density in several residential and commercial zones to 20 units per acre.

- The County Department of Behavioral Health (DBH) has been instrumental during the planning period in assisting in the development of various supportive housing developments such as: Parc Grove, a 40-unit supportive and veterans housing development built in 2018 in the City of Fresno; Alegre Commons, a 42-unit family supportive housing development built in 2022 in the City of Fresno; and Butterfly Gardens, the first supportive housing development in the City of Clovis, built in 2022 and providing 75 units for individuals that are disabled and at risk of homelessness.

Progress Towards Meeting Housing Element Programs

Table 1A-35 summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in Action Plan for the 2023-2031 Housing Element.

Table 1A-35: Evaluation of 2015-2023 Housing Element, Fresno County

Housing Element Program	Evaluation	Recommendation
1. Regional Collaboration on Housing Opportunities The County of Fresno Department of Public Works and Planning (PWP), with assistance of the Fresno Council of Governments (FCOG), will take the lead in coordinating the Countywide Fifth-Cycle Housing Element Committee meetings. Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including: disadvantaged unincorporated communities (Senate Bill 244), infrastructure challenges, farmworker housing, homelessness, and fair housing. The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs. The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs and seek technical assistance from HCD and other state agencies in the implementation of housing programs and the pursuit of grant funding. The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education. The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements. Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Fresno County Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.	• In 2021, representatives of the local governments who participated in the Fifth-Cycle Housing Element Update (Committee) met to discuss the potential for preparing a Sixth-Cycle Multi-Jurisdictional Housing Element Update. In 2020, the Committee met to discuss implementation of programs and the additional needs for individual jurisdictions. In 2017, 2018, and 2019, the Committee met biannually to discuss the Fifth-Cycle Housing Element Update. In 2016, the committee met quarterly in 2016 to discuss implementation of the housing element as well as implementation of Senate Bill 244 (SB 244). • In 2020, Fresno County staff took the lead on the participation in the Countywide Housing Element Technical Committee to discuss the implementation of Housing Element Programs and regional housing issues. Representatives realized that implementation of SB 244, as well as local infrastructure issues, is the obligation of individual local governments. The County and the cities continue to work together to address low-income housing, farmworker housing, homelessness, and fair housing. • The Committee met with the California Department of Housing and Community Development in 2020, 2019 and 2018 and discussed success and challenges with implementing Housing Element programs. • An official from the Fair Housing of Central California made a presentation to the Committee in 2021 and in 2017 to discuss how to handle complaints on fair housing issues. • The Committee is committed to assisting agencies in applying for grant funding for affordable housing development and infrastructure improvement throughout the County of Fresno. In 2022, (conducted in 2023) the County will conduct a feasibility study on a regional housing trust for affordable housing.	This program will continue into the Sixth-Cycle Housing Element. The collaboration efforts continue to allow the County and all other local cities to address the housing needs as outlined in the County's General Plan, which is promoting growth in the incorporated cities of the county.

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	• The Committee continues to work collaboratively with other cities in the County as well as other agencies to find proper locations for the development of affordable housing, including farmworker housing. The County created a survey in 2021 to determine farmers' need for housing on their farmland. In 2022, the survey was distributed to determine the housing needs of farmworkers. • The County of Fresno collaborates with the cities, developers, and stakeholders to explore options for development of affordable housing. Recent highlights are listed below. • In 2019, a 60-unit affordable housing project was completed in the City of Fowler using County HOME Investment Partnership Program (HOME) funds. • In 2019, County staff published a Notice of Funding Availability (NOFA) for gap financing to develop affordable housing. The City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds for a 61-unit affordable housing project, and the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds for a 47-unit affordable housing project, both of which were successful in receiving State Tax Credits.	
2. Review Annexation Standards in Memorandum of Understanding During the Housing Element planning period, the County of Fresno and the cities within the County will work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.	• The County works with cities on any proposed revision to the Standards for Annexation contained in the Memorandum of Understanding (MOU) either at the time of renewal of MOUs or upon a request by a city. The County works with cities on the annexation of land to allow the cities to meet their share of Regional Housing Needs Allocation. • In 2022, the Cities of Kingsburg, Orange Cove, and Parlier's MOU were extended for 15 years. • In 2017, Fresno County and City of Reedley staff worked together and proposed an amendment to the MOU between the County and the City of Reedley; approved by the Board of Supervisors on September 26, 2017.	This program will continue into the Sixth-Cycle Housing Element. It was successful as the County has an executed MOU with 12 of 15 cities. MOUs to be amended to include Regional Housing Needs Allocation (RHNA) transfer language and, the County will continue to work with the cities of Fresno, Huron, and Sanger in executing an MOU.

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Housing Element Program	Evaluation	Recommendation
3. Adequate Sites Program The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its RHNA. Complete General Plan and Zoning Ordinance technical amendments in 2016 to achieve internal consistency Maintain and annually update the inventory of residential land resources. Monitor development and other changes in the inventory to ensure the County has remaining capacity consistent with its share of the regional housing need. Continue to designate and zone adequate sites to meet special housing needs as required. Continue to encourage a variety of housing types for all income levels such as mixed use and higher density housing through implementation of the General Plan and community plans, through incentives or other mechanisms encouraging affordability, maintaining existing zoning and upzoning where appropriate. These efforts will also consider promoting development within existing communities, active transportation and access to services and amenities. Direct interested residential developers, especially affordable housing developers throughout the County, to community plan and specific plan areas where amenities are or can be located and where water and wastewater service providers have or can provide capacity and potential for the expansion of infrastructure (see Program 12), such as: the Shaver Lake Forest Specific Plan, Millerton Specific Plan, Sierra North Regional Plan, Laton, and Tranquillity areas. Meet with developers to discuss constraints and opportunities on TP zoned sites and address constraints and establish incentives, procedures, or other mechanism by 2017 to promote development.	• Amendments to the Land Use and Agriculture of the General Plan and various sections of the Zoning Ordinance were approved by the Board of Supervisors in 2020 to achieve internal consistency and to bring these documents in compliance with the Housing Element laws. This program has been implemented. • The County annually monitors its inventory of lands identified in the Housing Element inventory to ensure there are adequate sites available to accommodate the County's RHNA obligations for the remainder of the planning period. • The County currently has adequate vacant land inventory to accommodate the remaining number of units in all income categories for the balance of the Fifth-Cycle Update. After accounting for units built or under construction, planned and approved projects, and comparing the remaining RHNA obligations against available vacant land, the County's Fifth-Cycle Housing Element identified a surplus vacant land for 1,123 units in the very low- and the low-income categories; 2,826 units in the moderate-income category; and 7,227 units for the above moderate-income category. In 2021 the Superior Court ordered the County to set aside land use approvals for the Friant Ranch Specific Plan. When reducing the number of housing units that the Friant Ranch development could accommodate, the remaining inventory can accommodate the following number of units: 1,073 units for the very low- and low-income categories; 2,480 for moderate-income category; and 5,123 units for the above moderate-income category. • The Board of Supervisors approved amendments to the Zoning Ordinance in 2015 and 2020 to accommodate for special needs housing. • The County's General Plan promotes development of housing for all income groups within the existing unincorporated communities. Amendments to the General Plan and the Zoning Ordinance were approved in 2020 to increase the density on land designated and zoned for	This program will continue into the Sixth-Cycle Housing Element. It was successful as the County was able to maintain the adequate number of sites required through the Fifth-Cycle Housing Element. The County has identified land to accommodate the required RHNA obligation for the Sixth-Cycle Housing Element and plans on monitoring compliance throughout the planning period. The County made various amendments to ensure variety of housing types can be accommodated.

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Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the County's General Plan policies and are realistic based on land use patterns in the unincorporated county.	multi-family residential development to 20 units per-acre in order to lower the cost of housing. The Zoning Ordinance amendment included the Density Bonus provisions to reduce the cost of housing development and to promote the development of affordable housing. Additionally, the County has suspended the collection of impact fees to further lower the cost of housing development, including housing for low-income populations. • The County continues to direct interested residential developers, including affordable housing developers, to develop in the County's unincorporated communities including the Shaver Lake Forest Specific Plan, Millerton Specific Plan, Sierra North Regional Plan, Laton, and Tranquillity areas. In 2021 and 2020, County staff met with interested developers, such as: the Fresno County Housing Authority, Self-Help Enterprises, Habitat for Humanity Fresno County, and Central Valley Coalition for Affordable Housing to discuss residential development within Fresno County's unincorporated communities. • The County meets with interested developers to discuss constraints and opportunities for the development of affordable housing on sites zoned for the development of mobile home parks. The County has committed to supporting housing developers and agencies who are active in the development of affordable housing such as the Fresno County Housing Authority and Self-Help Enterprises in the application of funds for affordable housing development, including California HCD and US Department of Agriculture (USDA) Rural Development loans and grants, and other funding sources that may become available. The suspension of impact fees by the Board of Supervisors is an incentive for the development of affordable housing in unincorporated communities including sites that are zoned for mobile home park development. In 2021, County staff met with two mobile home park developers who expressed interest in	

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	developing a mobile home park in the unincorporated county. County staff also spoke with staff from California Rural Legal Assistance (CRLA) regarding residents interested in purchasing an existing mobile home park. Additionally, County staff also discussed Trailer Parks during two annual housing conferences held 2021. • In 2020, County staff held two virtual countywide housing forums open to residents, community members, housing advocates, Community Service District Members, and developers. During these public forums, T-P zoning and constraints to T-P development were discussed. Developers helped identify T-P zoned parcels available for development and actions to encourage this type of development. • The County has actively participated in the development of RHNA methodology for the past Housing Element cycle updates including the Sixth-Cycle Housing Element Update in 2021 to ensure the allocations are achievable and reflective of the County's General Plan policies. • In 2022 and 2023, County staff met several times with the residents of Shady Lakes Mobile Home Park and worked with a development team led by CRLA to identify funding sources to assist the residents in purchasing the park. The residents decided not to apply for County HOME funds but have applied for other state funds. The County provided technical assistance to help the team prepare funding applications.	
4. Monitoring of Residential Capacity (No Net Loss) Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016. Annually monitor the effectiveness of non-residential zones to facilitate residential development. If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum	• The County has developed an application within its Permit Tracking System (known as AMANDA) that allows the Policy Planning Unit staff to monitor proposed discretionary projects and building permit applications. The system will lock when the Assessor Parcel Number (APN) of a parcel that is included in the vacant land inventory is inputted. If the proposed permit would involve changing the land use designation or zoning of a parcel that would result in a reduction of available vacant land inventory in any income category, the applicant will be informed of appropriate actions that must be taken to	This program will continue into the Sixth-Cycle Housing Element but is not needed as a separate program and will be merged into the Adequate Sites Program. It was successful as the County was able to maintain the adequate number of sites required through the Fifth-Cycle Housing Element. The County has identified land to accommodate the required RHNA obligation for the Sixth-Cycle

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density of 20 units per acre and shall be rezoned within two years.	remedy the reduction. This procedure also allows County staff to monitor permit activities during any given calendar year. The Policy Planning Unit staff performs a quantitative analysis according to Government Code Section 65863 to determine whether the remaining sites included in the inventory are adequate to meet the County's remaining share of RHNA obligation for each income category for the duration of the Fifth-Cycle Update. The County annually monitors and evaluates its inventory of vacant sites to ensure sufficient sites are available to accommodate the County's share of the Fifth-Cycle RHNA. The Fifth-Cycle vacant land inventory includes parcels that are not zoned residential but would allow the development of multi-family residential. Since the adoption of the Fifth-Cycle Housing Element, the County has not received any residential development application on non-residentially zoned land.	and plans on monitoring compliance throughout the planning period.
5. Lot Consolidation and Lot Splits Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting. Continue to streamline the processing of requests for lot consolidation and lot splitting concurrent with other development reviews. Annually monitor lot consolidation activities as part of the County's annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation. Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.	- No residential development required lot consolidation or lot splitting. - Consistent with other programs and policies, the County continued to encourage most housing development in the county to take place in cities (where more infrastructure, services, and jobs are located). Additionally, the development community continued to buy or option large unincorporated parcels and proceed with lot consolidation and/or splitting after or in conjunction with annexation into a city.	This program will continue into the Sixth-Cycle Housing Element but will be modified based on the County's change in sites inventory strategy. The Fifth-Cycle Housing Element sites inventory focused on parcels smaller than one acre, which could accommodate lower-income housing through lower density rural housing, along with a strategy of focusing affordable housing through specific plans and growth in cities. The County's Sixth-Cycle Housing Element sites inventory focused on parcels that are often larger than one acre but smaller than 10 acres and do not require lot consolidation or splitting.
6. Coordination of Infrastructure and Services	County staff seek partnerships and regularly meet with other agencies, housing developers, and community	This program will continue into the Sixth-Cycle Housing Element, but its

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As funding permits, Community Development Block Grant (CDBG) and/or HOME funds provide gap financing to affordable projects as a means to reducing the costs of development, including infrastructure improvements. At least annually meet with developers and community stakeholders to discuss and pursue or support additional funding resources. Continue to coordinate with independent service providers to assess development trends, needs for infrastructure and services, and plans for expansion. Communicate with the service providers at least semi-annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and services are available to meet the County's RHNA, consistent with housing development trends. As part of coordination and communication with community service districts (CSDs), provide assistance as appropriate to encourage infrastructure improvements in communities with infrastructure and service deficiencies. Seek (at least annually and on-going) and support funding applications by CSDs for infrastructure and service expansions that are consistent with the County's General Plan and Community Plan policies. Annually explore and pursue funding opportunities for community plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities. Provide a copy of the adopted Housing Element to the various service providers serving the unincorporated communities. Continue to coordinate with independent service providers to assess development trends, needs for infrastructure and services, and plans for expansion. Communicate with the service providers at least semi-annually or as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure and	stakeholders to discuss and pursue opportunities to develop affordable housing. In 2022, 2021, and 2020, the County of Fresno hosted two housing forums each year to discuss housing issues and funding resources available throughout the County. The first forum provided the residents of Fresno County with an overview of housing services provided by various departments in the County and allowed residents to express their housing needs. The second forum was to educate potential developers about housing needs and the potential resources for development in the County. In 2020, the County representatives met with developer Willow Partners to discuss an apartment complex to be developed in an unincorporated community. • The County continues its efforts to provide HOME funds as gap financing to develop new affordable housing projects in the unincorporated county and its partner cities. • In 2020, the City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds for a 61-unit affordable housing project, and the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds for a 47-unit affordable housing project, both of which were successful in receiving State Tax Credits. • In 2020, the County approved HOME funds to Self-Help Enterprises and Habitat for Humanity. One project was for the acquisition, construction, and sale of two single-family developments. Additionally, Country Meadows II, developed by Habitat for Humanity, will build eight single-family residences for sale to eligible low- and moderate-income households in the community of Riverdale. Reedley Homeownership Project, developed by Self-Help Enterprises, built 10 single-family residences for sale to eligible low- and moderate-income households in the City of Reedley. • In 2019, a 60-unit affordable housing project was completed in the City of Fowler using County HOME	efforts will be distributed throughout multiple programs given the new emphasis on extending infrastructure and services in a manner that affirmatively furthers fair housing and addresses the County's environmental justice goals and objectives. It was successful as the County was able to award 20 infrastructure projects during the planning period. Most projects consisted of improvements related to wastewater, water, sidewalks, and fire safety in various disadvantaged communities.

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services are available to meet the County’s RHNA, consistent with housing development trends. Annually explore and pursue funding opportunities for community plan updates as necessary to promote development within existing communities with active transportation and access to services and amenities.	Investment Partnership Program (HOME) funds. The County was awarded a state Housing Preservation Grant (HPG) and funds were used in 2019 to assist eligible low-income homeowners in Fresno County who required assistance for housing repairs and rehabilitation. • The County completed one HOME-funded affordable housing project during 2018, which expanded the supply of affordable housing for lower-income households in the City of Sanger by 48 units. • County staff communicates with water and wastewater service providers to assess the infrastructure and services in unincorporated communities and their plan for expansion of infrastructure and services to accommodate growth. The County encourages water and wastewater service providers to improve infrastructure in communities with service deficiencies. County staff annually publishes and sends out notices to service providers regarding the application period to apply for grants to fund public facility and infrastructure improvement projects in the eligible unincorporated areas of Fresno County. • In 2021, Fresno County awarded funding to three projects in the unincorporated areas of Fresno County (Riverdale Memorial Hall Improvements, Caruthers Wastewater Treatment Plant Sludge Bed, and Caruthers Fire Hydrant Improvements), and four projects in incorporated cities (Fowler Panzak Park ADA Restroom, Kerman Stanislaus Avenue Park Development, Selma ADA Sidewalk Improvements, and Mendota Rojas Pierce Park Improvements). • A total of 21 community meetings were held for discussion and needs assessment between 2020 and 2019. In addition, a public workshop was held to provide assistance on preparing applications and the funding process in 2020, 2019 and 2018. Notice for these activities was mailed to CSDs and community groups along with publication, website posting, and direct email response.	

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	• In 2020, staff held various virtual meetings with the Fresno County Housing Authority and representatives of the Del Rey CSD to discuss potential deficiencies in infrastructure as impediments to additional residential development in the community and possible funding sources to address these infrastructure deficiencies. • County staff disseminates information about other funding opportunities for CSDs, infrastructure and service expansions when they become available. The majority of funding available for infrastructure and service expansion focuses on urban areas. • The County of Fresno regularly searches for funding opportunities to update community plans to attract developers to develop in unincorporated communities. In 2021, the County was awarded \$500,000 in Local Early Action Planning (LEAP) funds to conduct (in 2023) a feasibility study to form a local or reginal housing trust. The County was also awarded \$200,000 from FCOG for the creation of a guidance document that will result in a streamlined process that would expedite the updates of community plans in the future.	
7. Affordable Housing Incentives Continue to offer incentives to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless. Examples include: gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Fresno County Housing Authority), housing developers, community	• The County Zoning Ordinance includes a density bonus provision to facilitate the development of affordable housing. The County offers a pre-application process to identify potential project issues early in the process. The County also processes the required development applications concurrently as much as possible. These provisions are in place to facilitate the development of affordable housing for low and very low-income population, persons with special needs and seniors. • The cooperation between the County and the cities within the County to address the housing needs at the regional level as well as the local level led to the collaboration between the County and twelve cities in preparation for a Multi-Jurisdictional Housing Element. • The County continues its efforts to provide HOME funds as gap financing to develop new affordable housing	This program will continue into the Sixth-Cycle Housing Element. It was successful as the County was able to construct, in its partner cities, eight new affordable housing developments and one acquisition and rehabilitation development resulting in over 400 new units and preservation of 124 units. This does not include the several hundred supportive housing units it also assisted in developing during the reporting period.

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stakeholders and employers to discuss and pursue viable opportunities for providing affordable housing Monitor HCD and US Department of Housing and Community Development (HUD) websites at least semi-annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as: seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness. Continue to support and encourage other agencies and housing developers, such as the Fresno County Housing Authority and Self-Help Enterprises, in the application of funds, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available. Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service. Establish to the extent feasible, a program that accommodates submittal and issuance of certain permits via the Internet by 2020.	projects in the unincorporated county and its partner cities, as its Federal HOME funding permits. Recent examples are listed below. • In 2020, the City of Kerman (Gateway Apartments) was awarded \$980,000 in County HOME funds for a 61-unit affordable housing project, and the City of Kingsburg (Linnaea Villas) was awarded \$1,000,000 in County HOME funds for a 47-unit affordable housing project, both of which were successful in receiving State Tax Credits. • In 2020, the County approved HOME funds to Self-Help Enterprises and Habitat for Humanity. One project was for the acquisition, construction, and sale of two single-family developments. Country Meadows II, developed by Habitat for Humanity, will build eight single-family residences for sale to eligible low- and moderate-income households in the community of Riverdale. Reedley Homeownership Project, developed by Self-Help Enterprises, built 10 single-family residences for sale to eligible low- and moderate-income households in the City of Reedley. • In 2019, a 60-unit affordable housing project was completed in the City of Fowler using County HOME Investment Partnership Program (HOME) funds. The County was awarded a State Housing Preservation Grant (HPG), and funds were used in 2019 to assist eligible low-income homeowners in Fresno County who required assistance for housing repairs and rehabilitation. • The County completed one HOME-funded affordable housing project during 2018, which expanded the supply of affordable housing for lower-income households in the City of Sanger by 48 units. • The County staff seeks partnerships and regularly meets with other agencies, housing developers, and community stakeholders to discuss and pursue viable opportunities to provide affordable housing. In 2022, 2021, and 2020, County staff hosted two housing forums annually to inform developers of the opportunities for housing	

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	development in unincorporated communities. Local agricultural businesses and community services districts were also invited to these meetings. • County staff monitors HCD and HUD websites for Notices of Funding Ability (NOFA) for developing affordable housing for lower-income households. • Fresno County was awarded \$1.6 million from the HCD's Permanent Local Housing Allocation program and awarded \$1.5 million to the Esperanza Commons project to preserve 60 farmworker apartments in the City of Mendota. • In 2020, the Department of Social Services applied to HCD for Homekey funds of \$13.5 million to provide homeless assistance. The Department of Behavioral Health partnered with the Fresno County Housing Authority to apply to HCD for the "No Place like Home" grant to provide housing including housing for the homeless or individuals with mental health disabilities. The County assisted in the purchase of a 200 unit-motel that housed homeless individuals during Covid, with the intent of converting the project to permanent housing. Crossroads Village when completed in 2024 will consist of 143 permanent housing units for individuals that are disabled or at risk of homelessness. • The County Department of Behavioral Health (DBH) has been instrumental during the planning period in assisting in the development of various supportive housing developments such as: Parc Grove, a 40-unit supportive and veterans housing development built in 2018 in the City of Fresno; Alegre Commons, a 42-unit family supportive housing development built in 2022 in the City of Fresno; and Butterfly Gardens, the first supportive housing development in the City of Clovis, built in 2022 and providing 75 units for individuals that are disabled and at risk of homelessness. • The County offers assistance to other agencies in accessing local, state, and federal funding for affordable housing. County Staff continues to support and encourage	

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	its partner agencies, cities, and housing developers, such as the Fresno County Housing Authority and Self-Help Enterprises, in applying for funds, including HCD and USDA Rural Development loans and grants and other funding sources, to develop affordable housing in Fresno County. The County provided Willow Partners a letter of support for their Joe Serna Farmworker Grant application for a development in the City of Huron. The County continues its efforts to streamline and improve efficiencies in processing permits and building inspections. Currently, certain permit requests and requests for inspections can be submitted and processed online.	
8. Farmworker Housing Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Fresno County Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to discuss opportunities for farmworker housing. Contact agricultural stakeholders and the nonprofit developers annually to discuss viable options for locating suitable farmworker housing starting at the end of 2016. Continue to support and encourage other agencies and housing developers, such as the Fresno County Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including HCD and USDA Rural Development loans and grants and other funding sources that may become available. Annually monitor the status of farmworker housing as part of the County’s annual report to HCD on Housing Element progress and evaluate if County efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.	- The County continues to seek partnerships with cities and other agencies to discuss opportunities for affordable housing development, including farmworker housing. The County will continue to support and encourage other agencies and housing developers, such as the Fresno County Housing Authority, Habitat for Humanity, and Self-Help Enterprises, in the application of funds for affordable housing development, including farmworker housing. - In 2022, 2021, and 2020, the County of Fresno hosted two community housing forums annually to discuss housing issues in the agricultural communities. - The County conducted a survey in 2021 to determine farmers’ need for housing on their farmland. In 2022, a survey will be distributed to determine the housing needs of farmworkers. - In 2020, the County provided Willow Partners with a letter of support for their Joe Serna Farmworker Grant application for a development in the City of Huron. - In 2020, the County approved HOME funds to Self-Help Enterprises and Habitat for Humanity. One project was for the acquisition, construction, and sale of two single-family developments. Country Meadows II, developed by Habitat for Humanity, will build eight single-family	This program was successful and will continue into the Sixth-Cycle Housing Element.

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	residences for sale to eligible low- and moderate-income households in the community of Riverdale. • In 2018, the County issued nine permits for mobile homes to serve as farmworker housing in the very low-income (non-deed restricted) category, which is more than previous years. The County monitors the status of farmworker housing as part of the annual progress report. • In 2021, County staff met with housing developers to identify areas of possible development in unincorporated communities. County Staff is working to facilitate a partnership between Self-Help Enterprises, Willow Partners, Habitat for Humanity Fresno County, and Fresno County Housing Authority to explore the possibility of building an affordable housing development in unincorporated communities such as Del Rey, Biola, and Riverdale, which include many lower-income residents and farmworkers. • The County approved HOME funds to Self-Help Enterprises in the amount of \$535,000 and to Habitat for Humanity in the amount of \$450,00 for the acquisition, construction, and sale of two single-family developments. Both projects are currently under construction. Country Meadows 2, developed by Habitat for Humanity, will build eight single-family residences for sale to eligible low- and moderate-income households in the community of Riverdale. Reedley Homeownership Project, developed by Self-Help Enterprises, will build ten single-family residences for sale to eligible low- and moderate-income households in the City of Reedley. Both projects use USDA funds in the development of the projects. • In November 2021, the County Awarded \$1.5 million of the County's Permanent Local Housing Allocation Funds (PLHA) to the Mendota Esperanza Commons LP to preserve 60 farmworker housing units in the City of Mendota.	
9. Preserving Assisted Housing	• The County monitors housing units that become at risk of being converted to market-rate housing and works with	This program will continue into the Sixth-Cycle Housing Element, but

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Housing Element Program	Evaluation	Recommendation
Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing: 1. Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units 2. Identify nonprofit organizations as potential purchasers/managers of at-risk housing units 3. Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units, or construct replacement units 4. Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.	the non-profit organizations to explore funding sources to acquire such units to keep the units affordable for the low and very low-income population. The County provides notice and informs tenants of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties. The Fresno County Housing Authority manages, monitors, improves, and creates assisted housing in the unincorporated county. If any residents call requesting rental assistance, Housing Authority staff explains the benefits of Housing Choice Vouchers (Section 8) and provides information on obtaining such a voucher through the Housing Authority. Aside from the Brown Dairy onsite farmworker housing, no affordable housing rental projects in the unincorporated county were considered at risk of converting to market-rate housing. The owner/operator indicated that the affordable farmworker housing would remain as long as the dairy was in operation.	will be modified to be more proactive, consistent with changes in state law.
10. Zoning Code Amendments Consider establishing a discretionary permit requirement for new agricultural operations in residential zones and addressing farm labor housing in those zones in a similar manner. Address the provision of Single Room Occupancy (SRO) housing as part of the comprehensive Zoning Ordinance update in 2016. Examine, in 2016, alternatives to requiring discretionary approval for the development of multi-family housing in the C-4 Zone District and adopt appropriate actions to expedite the review and processing of multi-family housing development applications. Complete comprehensive Zoning Ordinance update in 2017 to address the density bonus provisions, increase the allowable density at R-2, R-2A, R-3, R-3A, R-4, C-4 and R-P to 20 units per acre.	• In 2022, AT No.381 was approved by the Board of Supervisors to address farmworker and employee housing, allowing greater compliance with state law. Also in 2022, Public Works and Planning staff processed two text amendments to the Fresno County Zoning Ordinance to bring the document into greater compliance with state law. First on May 17, 2022, the Board of Supervisors approved AT No. 381 to amend Zoning Ordinance sections related to employee and farmworker housing allowing for greater compliance with state law and to address litigation stemming from the Fifth-Cycle Housing Element. On August 23, 2022, the Board of Supervisors approved AT No. 383 to amend Zoning Ordinance sections associated with reasonable accommodations, density bonus, and supportive housing. • In residential zones where limited agricultural uses are allowed, employee housing including farmworker housing, is permitted as a single-family residence.	This Program was implemented but will continue into the Sixth-Cycle Housing Element, updated to ensure the County continues to monitor and ensure consistency with changes in state law.

Table 1A-35: Evaluation of 2015-2023 Housing Element, Fresno County

Housing Element Program	Evaluation	Recommendation
	• Amendments were approved to the Zoning Ordinance in 2020 that included the provisions of Single Room Occupancy. This program has been implemented. • Amendments were approved to the Zoning Ordinance in 2020 that included development of multi-family housing development in the C-4 Zone District without a discretionary permit. This program has been implemented. • Amendments to Zoning Ordinance were approved by the Board of Supervisors in 2020 to include density bonus provisions and increase density in R-2, R-2A, R-3, R3A, R-4, C-4, and R-P to 20 units per acre. This program has been implemented.	
11. Monitoring of Planning and Development Fees Should the Board decide to reinstate impact fees, monitor the fees annually to ensure they do not unduly constrain housing development.	• In 2018, the Board of Supervisors conducted a public hearing to consider an amendment to the County Ordinance for Public Facilities Impact Fees and decided to continue the suspension of the impact fees until further notice.	This program will continue into the Sixth-Cycle Housing Element so that an evaluation of potential housing constraints is conducted as part of and annually thereafter impact fees are reinstated.
12. Housing Assistance Rehabilitation Program (HARP) Provide rehabilitation assistance to households in the unincorporated county as federal funding is available and applications are received.	• The County continues to market HARP to all unincorporated county homeowners and continues to meet with community groups to provide information on the program. • In 2022, Fresno County received some applications from possible qualified applicants for HARP loans in the unincorporated county during the 2022 calendar year, applications are still in the review process to determine if funds will be awarded. Fresno County also applied and was awarded \$200,000 for the USDA Housing Preservation Grant. Grant funds will provide financial assistance to low and very low-income residents with home rehabilitation. It is anticipated that these funds will be utilized in 2023-2025. • In 2021, Fresno County did not receive applications from qualified applicants for HARP loans in the unincorporated county.	This program will continue into the Sixth-Cycle Housing Element under one consolidated Housing Rehabilitation Program for ownership and rental housing. HARP was underutilized and the County is exploring tapping into Permanent Local Housing Allocation (PLHA) funds to expand awareness and to create a minor rehabilitation program that distributes the funds as grants instead of loans. A grant program will eliminate many of the current barriers that have not allowed the residents to qualify for the federally funded programs during the Fifth-Cycle Housing Element.

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Table 1A-35: Evaluation of 2015-2023 Housing Element, Fresno County

Housing Element Program	Evaluation	Recommendation
	• In 2020, Fresno County provided two HARP loans to qualified households in the unincorporated county. • In 2019, Fresno County provided three HARP loans to moderate-income households in the unincorporated county. • In 2018, Fresno County provided one HARP loan to one very low-income household in the unincorporated county. • In 2017, Fresno County provided a HARP loan to one very low-income household in the unincorporated county during 2017. The County provided two HARP loans to one extremely low-income household and one very low-income household in participating cities. • In 2016, Fresno County provided HARP loans to five low-income households in the unincorporated county.	
13. Rental Rehabilitation Program (RRP) Provide assistance for the rehabilitation of four rental housing units during the planning period.	• Fresno County did not provide any Rental Rehabilitation Program loans for housing rehabilitation projects in the unincorporated county in 2021, 2020, 2019, or 2017. • In 2018, the County provided one loan for housing in a partner city. The County continues to market the Rental Rehabilitation Program to eligible rental property owners. • In 2016, one single-family rehabilitation project was completed initially as a rental; however, the low-income owner decided to move into it as an owner occupant rather than rent it to a low-income tenant, so it resulted in a HARP loan project instead.	This program will continue into the Sixth-Cycle Housing Element under one consolidated Housing Rehabilitation Program for ownership and rental housing. The RRP was not utilized in the unincorporated county, which predominantly consists of ownership housing. The County intends to adjust the current program by focusing coordination with the Fresno County Housing Authority to target and find landlords that are or are willing to be in the Housing Choice Voucher Program. Additionally, the County has expanded its code enforcement efforts and will be educating the new staff on the program to receive additional referrals during the Sixth-Cycle Housing Element

Table 1A-35: Evaluation of 2015-2023 Housing Element, Fresno County

Housing Element Program	Evaluation	Recommendation
14. Code Enforcement Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs.	County staff receives over 100 complaints annually and investigates violations of property maintenance standards when necessary and encourages property owners to seek assistance through available housing rehabilitation programs to abate building code violations.	This program will continue into the Sixth-Cycle Housing Element. During the next planning cycle, the County is going to be exploring updating their Code Enforcement codes and increasing coordination between the County's Department of Public Works and Planning and the Department of Public Health.
15. Homebuyer Assistance Program (HAP) Provide assistance to income eligible households to purchase a home in the unincorporated county as federal funding is available and applications are received.	- The County continues to market HAP to eligible first-time homebuyers and works closely with lenders and the real estate community to ensure the program is made available whenever possible to qualified applicants. - In 2022, the County provided funding for the purchase of 10 homes in Reedley through an Affordable Housing Development loan to Self-Help Enterprises. Additionally, the County is in process of constructing an additional eight single-family homes in the community of Riverdale developed by Habitat for Humanity Fresno County. The Habitat project is expected to be completed in 2023. - The County did not provide any HAP loans in 2021, 2020, and 2019. - In 2018, the County provided two HAP loans to very low-income homebuyers to purchase homes in the unincorporated county. An additional four HAP loans were made (one low-income homebuyer and three moderate-income homebuyers) for home purchases in participating cities during this period. - In 2017, the County provided HAP loans to two low-income homebuyers to purchase a home in the unincorporated county during 2017. An additional two HAP loans were made (one very low-income homebuyer and one low-income homebuyer) for purchases in participating cities during this period. - In 2016, the County did not provide any HAP loans to eligible homebuyers to purchase a home in the	This program will continue into the Sixth-Cycle Housing Element, though it will be renamed the Homeownership Program. Due to the rapid increase in sales costs and the low federal sales price limits the Homebuyer Assistance Program was not able to assist many low-income residents during the Fifth-Cycle Housing Element as it had in the past. The County intends to change the program guidelines to increase the amount of assistance allowed and possibly request from HUD an exception to the maximum sales price limits to allow the funds to be utilized. The County intends to have the changes implemented within the first two years of the Sixth-Cycle Housing Element.

Table 1A-35: Evaluation of 2015-2023 Housing Element, Fresno County

Housing Element Program	Evaluation	Recommendation
	unincorporated county during 2016. HAPs were only made for purchases in participating cities in this period.	
16. First-Time Homebuyer Resources Promote available homebuyer resources on County website and public counters by 2016. Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.	- The County continues to provide information on its Homebuyer Assistance Program to first-time homebuyers via flyers and its website, and through meetings with lenders, realtors, and community groups, to ensure the program is made available whenever possible to qualified applicants. - The County continues to review funding resources available from the state and federal government to obtain funds to provide homebuyer assistance.	This program will continue into the Sixth-Cycle Housing Element.
17. Housing Choice Voucher (HCV) Rental Assistance Continue to refer interested households and homeowners to the Fresno County Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs. Work with the Fresno County Housing Authority to disseminate information on incentives for participating in the HCV program throughout the county areas with varying income levels to promote housing opportunities for all unincorporated community residents. Continue to support and encourage the provision of vouchers to qualifying Fresno County households.	- The County continues to refer interested households and homeowners to the Fresno County Housing Authority and encourages landowners to register their properties for accepting Housing Voucher Rental Assistance. - The County supports the efforts of the Fresno County Housing Authority for offering Section 8 and other rental assistance programs in the unincorporated county. The County reviews and certifies the Housing Authority's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly but does assist the Housing Authority in publicizing the opening of the Section 8/Housing Choice Voucher waiting list by disseminating the information to County partners/clients. - Per the Fresno County Housing Authority (2023), 2,687 landlords in the county accept Housing Choice Vouchers and the Housing Authority can provide up to 13,228 Housing Choice Vouchers to low-income individuals and families. Note that vouchers allocated to the County may be used anywhere in the county (city or unincorporated county). Data was available by zip code. With the possible exception of the City of Fresno, it is assumed that very few, if any, vouchers reported by the Housing Authority to be used in a zip code associated with a city were used in an unincorporated area, as the	This program will continue into the Sixth-Cycle Housing Element. The County has committed to work with the Fresno County Housing Authority during the Sixth-Cycle Housing Element to focus additional outreach efforts to educate residents in areas of high segregation and poverty and recruit additional landlords to join the program located in RCAA communities. Additionally, the County will explore applications for funding that can provide landlord incentives in increase participation in the program.

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Table 1A-35: Evaluation of 2015-2023 Housing Element, Fresno County

Housing Element Program	Evaluation	Recommendation
	housing stock (particularly rental) in any given zip code is primarily within incorporated city boundaries. The community of Pinedale is tracked and listed as a distinct community by the Housing Authority, but this area is neither a separate city nor an unincorporated community; the area was annexed into the City of Fresno in 1978. The breakdown by city/county/community is as listed below: • Cities: vouchers allocated by HUD: 7,412; vouchers utilized (approximate): 6,775 • County: vouchers allocated by HUD: 5,816; vouchers utilized (approximate): 5,366 • Landlords in unincorporated communities: Auberry (1), Biola (2), Caruthers (4), Del Rey (2), Raisin City (2), Riverdale (4), Tranquillity (2), Squaw Valley (1) • Vouchers used in unincorporated communities: Auberry (1), Biola (3), Caruthers (4), Del Rey (2), Raisin City (2), Riverdale (9), Tranquillity (2), Squaw Valley (3)	
18. Energy Conservation Continue to promote and implement the County’s Go Green initiatives. Consider inclusion of design standards for new development that encourage alternative transportation (for example, bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines) as a part of the update of the County Zoning Ordinance to conserve energy and improve air quality. Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades. Continue to incorporate conservation measures in housing rehabilitation programs. Expedite review and approval of residential alternative energy devices.	• The County makes every effort to incorporate “green building” and energy-efficient components in housing being rehabilitated when practical and acceptable to the client. The County’s rehabilitation standards adhere to the HOME Program requirements to ensure the longevity of the major components of the home and improve the energy efficiency as much as possible. The County promotes design standards for new developments that encourage alternative transportation modes such as walking and riding bicycles to encourage physical activities and improve air quality. • The County continues to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades. • The County has expedited review and approval of residential alternative energy devices.	This program will continue into the Sixth-Cycle Housing Element. The County intends to include new actions related to improving accessibility and safety on roads and streets to enhance the County efforts on addressing energy and climate issues.

Table 1A-35: Evaluation of 2015-2023 Housing Element, Fresno County

Housing Element Program	Evaluation	Recommendation
19. Fair Housing Conduct outreach and education workshops at least annually and on an on-going basis for lenders, real estate professionals, housing providers, community stakeholders, and the community at large. Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Place materials at County libraries, Community Services Districts offices, and public counters, and on the County's website by 2016. Refer fair housing complaints to HUD, State Department of Fair Employment and Housing (DEFH), Fair Housing Council of Central California (FHC-CC), and other housing agencies. Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years).	• The County continues to provide information to the County libraries, Community Services District offices, partner cities, and at public counters throughout various County offices. The County provides flyers, referrals, and education to the residents of Fresno County utilizing various vehicles. • In 2022, The County conducted two community educational workshops for residents and discussed this issue at the two annual housing meetings, including the one with developers. Additionally, County staff was a guest speaker on the radio show "Fair Housing is the Law" to discuss housing issues in Fresno County. • In 2020, County staff hosted two virtual meetings attended by affordable housing developers and community stakeholders. Both meetings discussed fair housing rights, impediments to fair housing and served as a forum to discuss resolutions to the difficulty in affordable housing development. The county staff was a featured fair housing speaker on a regional radio program that included discussion of housing issues and answering questions from the community. The County mailed over 10,236 flyers to various residents throughout the County and its partner cities. • In 2019, three outreach and education workshops were conducted on fair housing for lenders, real estate professionals, housing providers, community stakeholders and the community at large. The County also held 18 community meetings and 31 outreach activities to discuss impediments to fair housing as part of the Fair Housing Assessment process. The County mailed over 9,114 flyers to various residents throughout the County and its partner cities. • In 2018, two outreach and education workshops were conducted on fair housing for lenders, real estate professionals, housing providers, community stakeholders and the community at large. County staff served as a guest speaker on the local fair housing radio program "Fair Housing is the Law" twice, educating	This program will continue into the Sixth-Cycle Housing Element. During the Sixth-Cycle Housing Element, the County expected to award CDBG funds to the Fair Housing Council of Central California to expand the program to: conduct fair housing training to community-based organizations, County staff and property management companies. The County is expanding other and adding new programs to address affirmatively furthering fair housing.

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Table 1A-35: Evaluation of 2015-2023 Housing Element, Fresno County

Housing Element Program	Evaluation	Recommendation
	County residents about their rights and the various Fresno County affordable housing programs. The County mailed over 3,677 flyers to various residents throughout the County and its partner cities. • In 2017, nine outreach and education workshops were conducted on fair housing for lenders, real estate professionals, housing providers, community stakeholders and the community at large. • In 2016, five outreach and education workshops were conducted on fair housing for lenders, real estate professionals, housing providers, community stakeholders, and the community at large. • Fair housing complaints are reported to HUD, State Department of Fair Employment and Housing (DEFH), FHC-CC, and other housing agencies. No fair housing complaints were received 2016–2022.	

At Risk Analysis

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered to be “at risk” if it is eligible to be converted to non-low-income housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which, in the case of all Fresno County jurisdictions, is December 31, 2023.

Table 1A-36 shows assisted housing units in the unincorporated county. There are 331 assisted affordable units in the unincorporated county, of which 62 are preserved in perpetuity, 260 are restricted through at least 2059, and only nine are potentially at risk of expiring (2031) in the next 10 years. The County has included Program 17 to maintain contact with owners of at-risk units as the use restriction expiration date approaches. The County will communicate to the owners the importance of the units to the supply of affordable housing in the county as well as its desire to preserve the units as affordable.

The nine, two-bedroom affordable housing units at Brown Dairy were funded by a USDA Rural Development Section 515 1% loan, placed into service on January 19, 1983. These units are dedicated to onsite workers and their families. The Brown Dairy and onsite housing is roughly one mile from primary and high schools, a supermarket, and other shops and services in central Riverdale. The dairy owner/operator confirmed that the two-bedroom units are being used by workers and their families and are charged (as of May 2023) a monthly rent of \$500, which is affordable to households of three or more people earning extremely low-income.

The California Housing Partnership lists a potential conversion date of November 4, 2027, while the USDA indicates that the restrictive clause terminates in 2031. The dairy owner/operator indicated that the housing units are exclusively for workers and will be reserved at affordable rents in perpetuity—even after the Section 515 loans are extinguished—as long as the dairy continues to operate. Based on this information, the Brown Dairy units are considered to be at a very low risk of converting.

However, as the units are not legally restricted beyond 2033, the following at-risk analysis is presented as required by state law. As previously described in Chapter 2, Housing Needs Assessment, there are three methods to preserve at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Table 1A-36: Assisted Housing Developments, Fresno County

Project	Total Units	Affordable Units/Mix	Funding Source	Earliest Termination Date	Risk Level
BIOLA					
Biola Apartments 4955 North 7 th Ave.	12	12 1- to 4-bd	• Fresno County Housing Authority	In perpetuity	Not at risk
Biola Village 4692 Third St.	44	44 total 18, 2-bd 22, 3-bd 4, 4-bd	• Federal/State LIHTC, Alliant Capital L.P. • State of California HCD Multifamily Housing Program • State of California HCD Serna Program • County of Fresno HOME Program • Neighborworks America	2062	Not at risk
DEL REY					
Del Rey Apartments 5622 South Oak Lane Ave.	30	30 Mix N/A	• Fresno County Housing Authority	In perpetuity	Not at risk
Villa Del Rey 10563 E. Jefferson	48	48, total 18, 2-bd 24, 3-bd 6, 4-bd	• Federal/State LIHTC, Alliant Capital L.P. • USDA-RD Section 515 100% Rental Assistance • State of California HCD Serna Program • County of Fresno HOME Program • Neighborworks America	2059	Not at risk
LATON					
Laton Apartments 6701 East Latonia St.	20	20 Mix N/A	• Fresno County Housing Authority	In perpetuity	Not at risk
RIVERDALE					
Fresno 2007 Portfolio 21424 S. Mark Ave.	172	168, total 108, 1-bd 58, 2-bd 6, 3-bd	• USDA-RD Section 515 • Rural Development Rental Assistance • LIHTC	2063	Not at risk
Brown Dairy (onsite worker) 22045 S Valentine Ave.	9	9, 2-bd	• USDA-RD Section 515	2027 or 2031	Very low
Total	335	331			

Source: County of Fresno and California Housing Partnership, 2022.

Acquisition and Rehabilitation

As the Brown Dairy units are directly on the property of an active dairy farm, acquisition and rehabilitation of the units is not a viable method of preservation. The affordable units cover two acres of land toward the middle of dairy farm's 112-acre property, which includes many other buildings and operations, and the property owner is uninterested in subdividing the land in any manner.

Replacement (New Construction)

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as: condition, size, location, existing financing, and availability of financing (governmental and market). Fortunately, comparable land and development was available to estimate replacement costs. In terms of land, a 100-acre dairy site is currently (July 2023) for sale roughly six miles to the east in Laton, with an asking price of \$2.5 million or \$25,000 per acre. The closest comparable land for sale, in terms of size and rural setting, is found just outside the City of Coalinga, with a parcel size of 10 acres and an asking price of \$225,000 or \$22,500 per acre. Although many of the nearby parcels are large, if an entity could convince property owners to subdivide and sell off part of their property, the land cost could be as little as \$45,000 or as much as \$225,000 to acquire a larger parcel.

The Willow Heights Affordable Apartments are currently being proposed by Willow Partners in the Riverdale community and provide a valid comparable in terms of construction costs. Although the average cost of those units has not yet been determined, Willow Partners also built a 61-unit affordable family apartment complex in Kerman (Gateway Villas) in 2020, at an average cost of \$100 per square foot or \$243,000 per unit, including \$22,131 per unit in land costs for the 4.4-acre property. After applying the same assumptions, an estimated cost to replace the nine Brown Dairy units with new construction elsewhere calculates out to \$2,187,000.

Rent Subsidy

Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Tenant Protection Vouchers which is a subset of the Housing Choice Voucher (HCV) program described previously. Under HCVs, the United States Department of Housing and Urban Development (HUD) pays the difference between what tenants can pay (defined as 30% of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD's 2023 fair-market rents, the subsidy needed to preserve a unit at an affordable rent for a four-person, extremely low-income household would be an estimated \$694 per month for a two-bedroom unit, or \$8,328 per year. Based on discussions with the Brown Dairy owner/operator, however, the current monthly rent for the two-bedroom units is only \$500 (\$6,000 per year). Per the "Ability to Pay" analysis (Table 2-24 in Section 2), the maximum monthly rent for a three-person extremely low-income household is \$576. Accordingly, a rental subsidy is currently unnecessary given that the current rents are below the maximum affordable rent levels for the lowest income category. Should the dairy owner/operator opt to formalize and restrict the affordability of the units for a

set number of years, a 20-year subsidy of the entire current monthly rent (\$500) for all nine units would be approximately \$120,000 per unit or \$1.08 million in total.

Conclusion

There are nine affordable units at risk of conversion to market-rate during the planning period, placing a possible constraint on affordable housing for lower-income households.

Program Efforts to Preserve At-Risk Units

The County has included Program 17 to maintain contact with owners of at-risk units as the use restriction expiration dates approach. The County will communicate to the owners the importance of the units to the supply of affordable housing in the county as well as its desire to preserve the units as affordable.

Preservation Resources

When affordable housing units have the potential to convert to market rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid. Refer to **Section 2 – Housing Needs Assessment** of the Regional Housing Element for preservation resources.

SECTION 1A-6: PUBLIC OUTREACH AND ENGAGEMENT

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “[t]he local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process. Spanish-language materials were available, and Spanish translation was made available by request.

To meet the requirements of state law, the County of Fresno completed the public outreach at both the local level and as part of the regional Fresno County Multi-Jurisdictional Housing Element effort to encourage community involvement. These efforts included:

- Regional Project Website
- Stakeholder Consultations and Focus Groups
- Study Sessions with the Planning Commission and Board of Supervisors
- Community Workshops
- Community Survey

Regional efforts included community workshops, consultations, and a community survey, all of which are discussed in detail in **Section 1 – Public Outreach and Engagement** of the Regional Housing Element.

Planning Commission/Board of Supervisors Study Sessions

On September 15 and 20, 2022, Study Sessions were held to introduce the 2023-2031 Housing Element update and to review new state laws. The public was also invited to attend and participate in this event. Staff presented an overview of the Housing Element update process and the required contents of the element, discussed early strategies and possible sites to meet the County’s RHNA, reviewed new state laws, and solicited feedback from the Board of Supervisors, Planning Commission, and community members on these strategies and other housing needs in the unincorporated county. The primary topic of concern was about water supply and the County’s ability to accommodate its RHNA. No comments or questions were received during the study session.

Community Workshops

Round 1 Workshops

The first round of workshops was held as follows:

- September 19, 2022, in Laton, from 6:00 to 7:30 pm
- October 3, 2022, in Del Rey, from 6:00 to 7:30 pm
- October 12, 2022, as a virtual workshop via Zoom, from 5:30 to 7:00 pm



To invite the community to the event, the following outreach efforts were conducted:

- Flyers in English and Spanish were distributed to residents and stakeholders via or through:
 - Fresno COG email list and a list of regional stakeholders and CBOs
 - Fresno County email list of 200+ interested stakeholders, CBOs, and residents
 - Fresno County Facebook Page and other social media outreach efforts
 - Various water districts throughout the county (to customers/residents)
 - Fresno County Housing Authority (to affordable housing residents)
 - Laton School District (to all parents)
 - Del Rey School District (to all parents)
 - Del Rey residents (door-to-door)
 - Leadership Counsel for Justice and Accountability (to Cantua Creek, Tomb Stone, and Lanare residents)

- Eventbrite registration pages were created in both English and Spanish along with a Facebook event. The Eventbrite and Facebook pages advertised that we would provide Spanish language interpretation, refreshments, and activities for kids.

In the presentation, members of the public were introduced to the process of developing the Housing Element both for the region and for the County of Fresno. They were also given information about current housing conditions in the region and across the various unincorporated communities and were invited to participate in a discussion about local housing needs. The discussion was prompted by the following questions:

- What do you think are the most critical housing issues in your community?
- What do you think are the housing types most needed in the community?
- When assessing new housing developments that might be built in the next 8 to 10 years, what should be the community's most important consideration?
- Is there anything else that you can share regarding additional housing opportunities in the community?
- Any suggestions for soliciting additional Housing Element feedback?

Sixty community members attended the first round of workshops, with roughly half of the attendees communicating exclusively or primarily in Spanish. Interpretation services were provided by County staff and Linguistica. Participants expressed concerns about infrastructure, a lack of housing options, water supply, and buffering from industrial uses.

The County held an additional eight meetings in 2023 after the Housing Element workshops as part of the General Plan Update during which comments regarding programs for the Housing Element were also received.

Round 2 Workshops

The second round of workshops was held during the 30-day public review period of the Draft Housing Element as follows:

- September 7, 2023, in Caruthers, from 6:00 to 7:30 pm (concurrently on Zoom)
- September 12, 2023, in Laton, from 6:00 to 7:30 pm
- September 26, 2023, in Tranquillity, from 3:00 to 4:30 pm (concurrently on Zoom)
- September 27, 2023, in Fig Garden and Riverdale, from 6:00 to 7:30 pm (concurrently on Zoom)

To invite the community to the event, the following outreach efforts were conducted:

- Flyers in English and Spanish were distributed to residents and stakeholders via or through:
 - Fresno County email list of 200+ interested stakeholders, CBOs, and residents

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- Fresno County Facebook Page and other social media outreach efforts
- Various water districts throughout the county (to customers/residents)
- Fresno County Housing Authority (to affordable housing residents)
- Flyers at businesses in Biola, Caruthers, Fresno, Riverdale, and Tranquillity
- Schools in Laton, Tranquillity, and Caruthers
- Leadership Counsel for Justice and Accountability (to Cantua Creek, Tomb Stone, and Lanare residents)

In the presentation, members of the public were provided an overview of the County's Draft Housing Element, with a focus on the programmatic changes and commitments. A total of 64 community members attended the second round of workshops, with a handful of attendees communicating exclusively or primarily in Spanish. Interpretation services were provided by County staff. The community members expressed the need for affordable housing and low income housing, accessible and clean water (concern for wells drying out and help to offset the cost of replacing a dried well), aging infrastructure, deteriorating roads and sidewalks, and concern on how RHNA site selections were made. Community members expressed interest in ADUs and multi-family housing, and programs to help with house repairs and buying a home.

FRESNO COUNTY DRAFT 6TH CYCLE HOUSING ELEMENT

Find the Draft Housing Element at
www.fresnocountyca.gov/6thHousingElement

Join us!

In-Person and Zoom

Thurs. Sept 7th 6:00 pm - 7:30 pm Caruthers Library 13382 S Henderson Rd, Caruthers, CA 93609 Biola Community District 4925 N Seventh, Biola, CA 93606	Thurs. Sept 7th Join Zoom Meeting 6:00 pm - 7:30 pm https://us02web.zoom.us/j/866143850157 Meeting ID: 821 7184 8260 Password: 783001 J-833 548 0282 US Toll-free
Tues. Sept 26th 3:00 pm - 4:30 pm Tranquillity Library 25561 Williams St, Tranquillity CA 93668	Tues. Sept 26th Join Zoom Meeting 3:00 pm - 4:30 pm https://us02web.zoom.us/j/845425141487 Meeting ID: 845 4251 4148 Password: 783001 US Toll-free: 833 548 0282
Wed. Sept 27th 6:00 pm - 7:30 pm Fig Garden Library 3071 W Bullard Ave, Fresno CA 93711 Riverdale Memorial District 3085 W Mount Whitney Ave, Riverdale, CA 93656	Wed. Sept 27th Join Zoom Meeting 6:00 pm - 7:30 pm https://us02web.zoom.us/j/866143850157 Meeting ID: 872 8447 5560 Password: 317926 J-833 548 0282 US Toll-free

In-Person Only

Tues. Sept 12th 6:00 pm - 7:30 pm Laton Elementary School 6065 E. Latonia Ave, Laton, CA 93242

Spanish translation will be provided.
30-day comment period
ends October 2nd, 2023.
Submit comments and questions to
COMDEV@fresnocountyca.gov
859-600-4292

BORRADOR DEL ELEMENTO DE VIVIENDA DEL SEXTO CICLO PARA EL CONDADO DE FRESNO

Encuentre el borrador del Elemento de Vivienda en
<https://fresnocountyca.gov/6thhousingelement>

¡Acompáñenos!

En Persona y en Zoom

Jueves 7 de sept. 6:00 pm - 7:30 pm Biblioteca de Caruthers 13382 S Henderson Rd, Caruthers, CA 93609 Salón del Distrito de Servicio Comunitario Biola 4925 N Seventh, Biola, CA 93606	Jueves 7 de sept. Junta en Zoom 6:00 pm - 7:30 pm https://us02web.zoom.us/j/866143850157 Meeting ID: 821 7184 8260 Contraseña: 783001 J-833 548 0282 US Toll-free
martes 26 de sept. 3:00 pm - 4:30 pm Biblioteca de Tranquillity 25561 Williams St, Tranquillity CA 93668	martes 26 de sept. Junta en Zoom 3:00 pm - 4:30 pm https://us02web.zoom.us/j/845425141487 Meeting ID: 845 4251 4148 Contraseña: 783001 US Toll-free: 833 548 0282
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Solamente en Persona

martes 12 de sept. 6:00 pm - 7:30 pm Escuela Primaria Laton 6065 E. Latonia Ave, Laton, CA 93242

Habrá traducción al español disponible. El periodo de comentario de 30 días finaliza el 2 de octubre del 2023. Envíe comentarios y preguntas a COMDEV@fresnocountyca.gov
Si tiene preguntas, llame al (559)600-4292

Stakeholder Interviews

Throughout the summer and fall of 2022, several interviews were conducted with stakeholders who work in areas such as housing, homelessness, and other social services in Kerman and throughout the Fresno County area. Summaries of their responses are below.

BIA of Fresno/Madera Counties

The president of the Building Industry Association of Fresno/Madera Counties (BIA), Mike Prandini, was interviewed in November 2022. The BIA is an industry organization that represents builders, developers, subcontractors, and affiliated businesses in the residential, commercial, and industrial building industry throughout the region.

The current shortage of housing has created demand, which can be a positive for BIA's members. Most jurisdictions have sufficient available land to build new housing. The statewide move to require all-electric utilities rather than gas is a concern. For market-rate housing, the State's vehicle miles traveled (VMT) regulations are a large barrier, as transit is not reliable, and a car is necessary to get around. Builders have to pay a fee to get around the cost of mitigating car miles unless jurisdictions can make a finding of an unavoidable impact. For affordable housing, the prevailing wage requirements are a barrier to development due to the increased cost. Infrastructure costs also affect both types of projects. Streamlining tools help with increasing costs, but not enough. A lack of local water access is also a barrier to development. Mr. Prandini expressed concern that the state assigned the RHNA without this in mind. There may not be enough water access to support the housing development that the state is looking to see.

In his experience, single-family homes are in greatest demand. There is a lot of demand for low-income housing projects, but these are not financially viable for developers without government subsidy. However, including government subsidy in projects increases the overall cost to build, as it triggers prevailing-wage requirements. A recent affordable development in the City of Fresno cost around \$400,000 per unit to build. Condo-style projects are also a possibility, but in his experience, they do not tend to be successful in this region. To keep prices within reach of local residents, recent projects have needed to be built at higher densities. A typical project is between eight and 15 units per acre on small lots, with single-family homes built as two-story structures in order to reach 1,200 or 1,300 square feet. Developers need to build higher-density projects to spread out the cost of infrastructure among a larger number of units. Demand is not as high in smaller communities as it is in the cities of Fresno and Clovis. These cities have better access to jobs, education, and medical centers. VMT mitigation costs increase in communities that are far from these economic centers, so it is less of an issue in closer communities like Sanger, Reedley, Kingsburg, Fowler, and Kerman. Coalinga is too far away from the economic center of the region, which causes challenges. Many residents of Mendota and San Joaquin have incomes that are too low to afford development at its current costs. He indicated that more downpayment assistance and maintenance programs are needed throughout the region. Fresno County Housing Authority has some, but they are limited.

Fair Housing of Central California

A representative of Fair Housing of Central California (FHC-CC) was interviewed on September 27, 2022. The organization works to eliminate housing discrimination and expand housing opportunities to all persons. The FHC-CC receives fair housing complaints and tracks them by location, zip code, gender, race or ethnicity, and type of complaint. The most common fair housing issue that clients report is discrimination related to disability or race. She expressed concern that fair housing practices are not really embraced by local government, and that cities should avoid promoting the development of new housing in neighborhoods where segregation is deliberately continued by landlords and real estate agents. Her clients prefer decent, affordable, and accessible housing, but as the cost of purchasing a home increases, opportunities decline. She feels there is adequate rental housing in the community, including for seniors and persons with disabilities, but affordability and accessibility remain barriers.

Fresno Madera Continuum of Care

As a representative for the Fresno Madera Continuum of Care (FMCoC), Laura Moreno was interviewed in October 2022. Ms. Moreno is a program manager for Fresno County's Department of Social Services (DSS). The FMCoC does not provide direct services, but instead is a collaborative of agencies that work together to provide homeless services. At present, there is insufficient low-income housing for those who are homeless. Many people in the region are on a fixed income, including disability or social security, and cannot afford housing.

Law Office of Patience Milrod

Fresno-area civil rights attorney Patience Milrod was interviewed on October 31, 2022. While Ms. Milrod supports the continued attention to inclusionary housing, she has concerns about the passive language of "facilitate" and "encourage" that has been common in past Housing Elements. She identified code enforcement as a strategy for improving housing quality that could be strengthened. At present, rents are increasing while the quality of housing is decreasing and there is not a lot of energy locally to correct that imbalance. This particularly hurts lower-income households. With more aggressive code enforcement in place, she suggested that some landlords may decide that the cost of maintaining their property is not worthwhile and may choose to sell to a community land trust or Habitat for Humanity rather than entering receivership. She would like to see that as a specific goal. The biggest barrier to finding affordable, decent housing in the region that she identified was that lower-cost housing tends to also be low quality or ill maintained. However, she cautioned that the supply problem will not be solved with suburban or exurban single-family dwelling units. There is also local disinclination to build lower-income housing in areas of opportunity. She suggested that cities should ask for affordability covenants in perpetuity and highlighted the land trust model as a way to enable that.

Central Valley Urban Institute

On September 7, 2022, Eric Payne, the executive director of the Central Valley Urban Institute (CVUI), was interviewed. The CVUI is an advocacy organization working throughout the Fresno area. He indicated that there may be opportunities to increase affordable housing stock production, particularly in infill areas and brownfields, as well as to increase homeownership through programs like the downpayment assistance program. However, he expressed concerns about high building costs, lack of financing, and poor leadership in the area. Community members would like to see intergenerational housing, middle-income housing, and “missing-middle” sized housing as well as housing to end homelessness, particularly among college-aged youth. At present, he does not believe that there are adequate opportunities for homeownership or adequate rental housing. The largest barriers are access to credit, lack of financial education, and existing housing cost burden. There is a lack of investment in programs that serve low- to moderate-income communities.

Resources for Independence Central Valley

On November 1, 2022, a representative from the organization Resources for Independence Central Valley was interviewed. The representative expressed concern about laws in the City of Fresno that prevent homeless community members from camping or living in their cars. Homelessness is increasing, but the City is investing resources in enforcing these laws rather than providing assistance. There is funding to move homeless people around, but not to improve anyone’s living situation. Access to Section 8 can be a challenge, as the waiting list can be four or five years long. Additionally, rental housing can require incomes of two to three times the rent, which can be a barrier to some who need to access rental housing. For those who may be able to access housing, some landlords levy additional fees during the application process that can present a prohibitive cost. Credit checks are becoming a barrier for residents to get into housing. Community members with disabilities can experience additional challenges trying to find homes that have necessary accessibility features. Homeowners with disabilities end up needing to make expensive home improvements in order to make their homes accessible for themselves. For renters, these improvements may be more challenging to implement, and those who use service or support animals may experience discrimination against pets. There is not enough higher-density housing, housing near transit or major transportation corridors, or housing in good repair.

Llaves de tu Casa Iniciativa

As a follow-up to the region-wide stakeholder focus groups held in October and November 2022, a collection of members from the Llaves de tu Casa Iniciativa (LCI) met on December 13, 2022, to respond to several stakeholder interview questions. The initiative is a financial education program open to all County of Fresno residents but with a focus on increasing Latino homeownership rates. Eight initiative members represented organizations and companies including: Envision Fresno (Mirna Garcia), Self-Help Enterprises (Rick Gonzales, Alicia Bohigian), CORE Home Loans (Pablo Estrada), Union Bank (Reyes Ruiz), the California Association of Realtors (Sabrina Brown), and the National Association of Hispanic Realtors (Aldiva Rubalcava, Lucy Sandoval). The group collectively serves Fresno County, and members also serve other counties in the Central Valley.

The opportunities for future housing in the region that the initiative members identified included LCI's ability to provide homeownership education virtually and in partnership with other local organizations. There has been a lack of financial literacy in the community along with challenges in using technology and language barriers.

The initiative members expressed concerns about affordability, including the location of affordable housing in undesirable areas. Upzoning single-family zoning would create more opportunities for the development of multifamily housing in more desirable locations. Some funding is only available in certain areas, which can exacerbate existing patterns of segregation and close proximity to industrial uses. They also expressed concern about investors displacing community members in order to establish short-term rentals while community members live in hotels. The State's mandate to install solar panels on new homes was also cited as an additional cost that will drive up the buyers' or renters' cost.

The gap between ownership housing affordability and program income limits was identified as a barrier to accessing housing. Moderate-income households earn too much to qualify for housing assistance, but those who qualify are not able to afford the housing available. In addition to a lack of multifamily rental housing, there are not many condo buildings in the region, which could present another affordable homeownership strategy. The establishment of land trusts was also identified as a potential strategy for increasing affordability, as well as donations of land from municipalities.

Self-Help Enterprises has partnered with the City of Clovis on their recent accessory dwelling unit program and has partnered with Salt + Light to develop tiny homes for transitional housing.

Leadership Counsel for Justice and Accountability

Staff interviewed Leadership Counsel for Justice and Accountability (LCJA) on August 26, 2022, to discuss and hear shared insights on the experiences of residents and builders in the unincorporated county. LCJA noted several key barriers to development and fair housing, including: a shortage of funding for both housing and programs to support current residents, concerns about the lack of availability of water and wastewater infrastructure, and housing conditions.

LCJA noted that due to limited zoning to permit multifamily housing, there is a shortage of these units, which are typically more affordable, in most unincorporated communities. Further, as the existing housing stock ages, housing conditions have become a greater concern, with many lower-income households living in units without adequate heating or cooling systems, or tenants in buildings without interior renovations to for suitable living conditions. LCJA noted that in some cases, older mobile home units were not correctly permitted, and now current tenants are unable to complete necessary upgrades. As a result of these conditions, LCJA recommended the County seek additional funding for rehabilitation of ownership and rental units and establish a process to work with owners of mobile homes that need to be brought into compliance.

Overall, the shortage of housing, particularly affordable units, was reported to impact all households, but particularly farmworkers, seniors, and persons with disabilities. LCJA noted a shortage of homeownership units available and suitable for farmworkers, and a lack of supportive or accessible units for seniors and persons with disabilities overall throughout the unincorporated county, as most of these are located in incorporated jurisdictions. Due to the shortage of existing affordable units, and barriers to development, LCJA reported that there are high rates of overcrowding and residents living in substandard conditions. They expressed a need to increase the allowed residential density in most communities, but particularly the Tombstone area and Lanare where multifamily uses are not currently allowed.

The primary barrier to development that LCJA noted for the unincorporated county, besides funding, is the availability of water and wastewater infrastructure. LCJA noted one instance in which an application for an affordable project was denied in Riverdale due to water shortages. In other instances, lengthy negotiation processes between cities and the County regarding infrastructure has delayed projects, noting a need for a more streamlined process in these situations. While the drought that results in water shortages is outside of the control of the County, LCJA recommended streamlined processes to prioritize affordable development in areas where water is available, and to seek funding to support infrastructure needs in other areas.

Fresno County Housing Authority

Two representatives from the Fresno County Housing Authority, Doreen Eley, and Michael Duarte, were interviewed on January 11, 2023. The Housing Authority currently has housing projects in every jurisdiction participating in the Multi-Jurisdictional Housing Element except for Coalinga. The City of Fresno has a separate Housing Authority.

The representatives noted that there is tremendous demand for housing in all communities in Fresno County. The last time the Section 8 waiting list opened they received more than 50,000 applications. Recently, when a 60-unit development in Clovis opened, they received more than 10,000 applications. When a project in downtown Fresno opened, they received 4,000 applications within a two-week period. Rents are high, which is challenging for residents but good for developers. The region needs more housing opportunities for people experiencing homelessness.

In rural and unincorporated communities, lack of water and wastewater capacity is a major concern. The Fresno County Housing Authority cannot build housing in areas with no services.

For local developers, state funding and streamlining programs trigger skilled, trained, and prevailing wage requirements, which can be a barrier. Entitlement processing timelines are a barrier to development for the Fresno County Housing Authority. The representatives gave the example of a recent project in San Joaquin where streamlined initiatives were used, but the project still took a year to finish the project review process. Many communities do not have much staff capacity and have part-time consultants to complete the work.

There is also a lack of capacity among agencies that provide services in rural and unincorporated areas. This is especially challenging for special needs populations that need mental health services. There is a

countywide Department of Behavioral Health, but no offices in smaller cities. The representatives gave the example of a Homekey project in Huron that the Fresno County Housing Authority wanted to assist with, but there were no service providers available to serve the project.

While there is a lot of interest in the community for homeownership opportunities, more funding is available for multifamily rental projects. The Fresno County Housing Authority is more focused on rental projects and arriving at deeper affordability levels.

The Fresno County Housing Authority is following the State's lead in providing housing in high opportunity areas. There are lots of incentives to do this to compete for tax credits and other state funding programs. The representatives mentioned that they are trying to balance this need by also working to improve the lower-resource areas where folks are already living along with disadvantaged communities like Del Rey and Lanare.

The COVID-19 pandemic brought challenges for many residents of Fresno County Housing Authority projects. There were increases in domestic violence, and it was challenging for property managers to enforce rules.

Tribal Consultation

The County conducted tribal consultation as part of its efforts to rezone and change the General Plan designations to expand capacity to accommodate the lower-income RHNA allocation. As of October 1, 2024, only the Santa Rosa Rancheria Tachi-Yokut Tribe requested consultation.

In September 2024 the County conducted a stakeholder interview with a representative of the Santa Rosa Rancheria Tachi-Yokut Tribe. The representative expressed an interest in having tribal consultation and related activities occur on future projects related to housing inventory sites in the Riverdale area. To address this, the County has included language in Program 14 to commit to requiring property owners or project applicants to conduct good-faith efforts in tribal consultation and implementation of appropriate measures as part of the process of developing any vacant sites listed in the inventory.

Summary of Public Comments

The County considered and incorporated public comments during the entire process of drafting of the Housing Element based on all of the outreach efforts summarized in the previous pages as well as the 30-day review period of the draft Element prior to submittal to HCD.

The following table identifies common concerns expressed during outreach efforts, the source(s) who expressed or shared the concerns, and the relevant program(s) that were changed and/or augmented based on the concerns.

Table 1A-37: Summary of Public Comments and Affected Programs

Public Comment Category	Comment Source	Relevant Program(s)
Regional Collaboration		
Acute and chronic homelessness	Stakeholder Interviews (CVUI, FMCoC, FCHA, RICV)	3: Collaborative Effort to Reduce Homelessness
Emergency, Supportive, and Transitional Housing		
Acute/chronic homelessness	Stakeholder Interviews (CVUI, FMCoC, RICV)	3: Collaborative Effort to Reduce Homelessness 4: Homeless/Unhoused Needs 6: Permanent Supportive Housing 8: Housing Navigation and Linkage Services 9: Scattered Site Master Leasing Housing 10: Housing Coordination and Consultation 12: Youth Homelessness Prevention
Housing for vulnerable populations, especially seniors and persons with disabilities	Stakeholder Interviews (FHC-CC, LCJA, RICV)	11: Recovery Housing 13: Seniors/Persons with Disabilities 17: Affordable Housing Incentives 18: Extremely Low Income Households
Adequate Sites		
More affordable and greater variety of housing, parcels zoned for multi-family	Community Workshops Stakeholder Interviews (BIA, CVUI, LCI, LCJA)	14: Adequate Sites 17: Affordable Housing Incentives 20: Zoning Ordinance Amendments 33: Improving Housing Options
Water supply and availability of sewer and water systems	Community Workshops Stakeholder Interviews (BIA, FCHA, LCJA)	16: Coordination of Infrastructure and Services
Affordable Housing Development and Preservation		
Incentives to create more affordable housing	Community Workshops Stakeholder Interviews (BIA, CVUI, LCI, LCJA)	17: Affordable Housing Incentives 18: Extremely Low Income Households
Removal of Governmental Constraints		
Zoning changes to facilitate housing	Stakeholder Interviews (BIA, LCJA, LCI)	20: Zoning Ordinance Amendments 33: Improving Housing Options
Housing Quality		
Housing preservation and rehabilitation	Community Workshops Stakeholder Interviews (LCJA, RICV)	7: Room & Board Support/Technical Assistance 19: Preservation of At-Risk Housing Units 23: Housing Preservation and Rehabilitation
Housing Assistance		
First-time homebuyer assistance	Community Workshops Stakeholder Interviews (BIA, CVUI)	25: Homeownership Assistance
Support for lower income households	Community Workshops Stakeholder Interviews (CVUI, FMCoC, PM, LCI, LCJA)	18: Extremely Low Income Households 26: Housing Choice Voucher Rental Assistance 27: Rental Assistance
Fair Housing		
Fair housing and discrimination concerns	Stakeholder Interviews (FHC-CC, LCJA)	29: Fair Housing Monitoring, Outreach
Farmworker housing	Community Workshops Stakeholder Interviews (LCJA)	19: Preservation of At-Risk Housing Units 35: Housing for Farmworkers

Table 1A-37: Summary of Public Comments and Affected Programs

Public Comment Category	Comment Source	Relevant Program(s)
Abbreviations		
BIA: Building Industry Association of Fresno/Madera Counties		
CVUI: Central Valley Urban Institute		
FHC-CC: Fair Housing of Central California		
FMCoC: Fresno Madera Continuum of Care		
LCJA: Leadership Counsel for Justice and Accountability		
LCI: Llaves de tu Casa Iniciativa		
PM: Patience Milrod, Law Office of		
RICV: Resources for Independence Central Valley		

Noticing of the Draft Housing Element

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for at least 30 days, from September 1, 2023, through October 2, 2023. Public comment was received, and the County considered and incorporated public comments into the draft revision throughout October, November, and the first part of December (well over the mandated 10 days of internal review), before submitting to HCD on December 18, 2023. The draft was made available on the County’s website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups and other stakeholders.

A revised draft was made available and distributed (in the same manner as the previous draft, including those who previously commented or requested notification) for a seven-day public review period from October 4 to October 11, 2024, before resubmitting it to HCD. One letter was received during the comment period. Revisions were made based on this letter and reissued for a seven-day public review period from December 13 to December 19, 2024. One letter was received during the comment period, but no new additional comments were included that necessitated changes to the Housing Element. Additional changes were made and distributed for a seven-day public review period from February 28 to March 6, 2025. The County met with LCJA in person in late May 2025 to discuss specific programs and, after making revisions, a revised draft Housing Element was distributed for a seven-day public review period from May 23 to May 30, 2025. LCJA submitted a brief letter containing comments that were already addressed through either previous responses or in the changes distributed for public review.

Letters were submitted by the Fresno Metropolitan Flood Control District (stating standard fees and coordination procedures applicable to new development), and the City of Fresno (primarily expressing a desire for the County to lower density or remove proposed housing on unincorporated parcels based on consistency with future plans the City may approve at some point in the future; such sites would also need to be annexed to be subject to City land use regulations). The County updated Program 2 to reflect the County’s December 2024 MOU with the City of Fresno and augmented Program 32 to list safe routes to schools and parks as an additional focus.

Ten letters were submitted during the review periods from Leadership Counsel for Justice and Accountability (LJCA) (six letters), California Rural Legal Assistance (CRLA), Self-Help Enterprises (SHE), and one individual. The County also met in person with LCJA in May 2025. The following provides a summary of these comments alongside responses as appropriate from the County.

LCJA, October 2, 2023

- **Disparate impacts to a healthy living environment:** LCJA requested that the County incorporate additional policies and programs to address the negative environmental and health impacts related to the placement and operation of industrial and agricultural uses, particularly in areas populated by people of color and specific communities of South-Central Fresno, Calwa, and Malaga. LCJA also requested that Program 2 (Review Annexation Standards in Memorandum of Understanding) be revised to commit to a minimum buffer between industrial development/zoned lands and residential neighborhoods. More specifically, LCJA requested the usage of urban greening as buffers and the relocation of existing contaminating industries with significant impacts on nearby communities LCJA also requested that the County prohibit the rezoning of land for industrial uses within one-half mile of a disadvantaged community, the placement of industrial facilities next to neighborhoods in disadvantaged communities, and the passage of heavy duty truck traffic on residential streets (balanced by the establishment of designated truck routes that reduce neighborhood exposure). Finally, LCJA requested that the County establish funding to expand health-promoting amenities and collaborate with the San Joaquin Valley Unified Air District to develop and implement air pollution control measures.

County response: The County also received these comments from LCJA in response to the release of the draft General Plan Review and Zoning Ordinance update documents. The County's revised General Plan contains an Environmental Justice Element that contains new policies and implementation programs, as well as a revised Zoning Ordinance that includes new property development standards that address LCJA's comments. For example, Policies EJ-A.1 (Location of Sensitive Land Uses) and EJ-A.2 (Mitigate for Sensitive Land Uses Near Environmental Concerns), establish the location, buffering, and screening requirements to prevent (and mitigate where prevention is not possible) the impacts of new uses, especially when near disadvantaged communities. Policy EJ-A.3 (Use of Best Practice) directs new commercial and Industrial developments to utilize the latest technologies and best practices available to reduce pollutant emissions. Policies EJ-A.5 (Diesel Particulate Matter), EJ-A.6 (Caltrans Coordination), and EJ-A.7 (Air Pollution Control District) direct the County to seek funding and coordinate with agencies to encourage projects that mitigate roadway pollution, such as green barriers near existing uses, and the review of projects to verify the application of strategies outlined in the Community Emissions Reduction Program for the South-Central Fresno area. Policies EJ-A.12 (Industrial Development) and EJ-A.15 (Sensitive Receptor Setbacks) require new industrial development to design and incorporate appropriate buffering space/techniques to minimize impacts and, when within 500 feet of sources of diesel particulate matter, to conduct a health risk assessment and for the County to enforce measures identified in the assessment.

Development of the County's new policies, implementation programs, and property development standards were prepared in consultation with the State's Office of the Attorney General. A copy of the latest Environmental Justice Element can be found on the County's website.

The County Agricultural Commissioner is responsible for implementing and enforcing Pesticide Use Enforcement (PUE), a California regulatory program implemented to regulate, restrict, and ensure proper stewardship of registered pesticides. It is the Agricultural Commissioner's goal to protect people, animals, property, and the environment from exposure to harmful pesticides by the enforcement of all laws and regulations which provide appropriate, safe, and efficient use. As part of this goal, the Agricultural Commissioner utilizes public outreach, industry education, and advocacy for more sustainable pest management systems to protect the agricultural resources and environment of California in a manner that will result in the most significant benefit to all. Further, PUE activities help ensure the ongoing availability of pesticides essential to the protection of health and the safe production of food and fiber through the following actions:

- Proposal of alternative application methods.
 - Adherence to mitigation procedures through added permit conditions.
 - Issuance of site and time-specific permits.
 - Routine, targeted, and consistent inspection procedures.
 - Accurate documentation of non-compliance.
 - Strong and equitable enforcement response.
- **Seniors and persons with disabilities:** LJCA requested that the County strengthen the level of commitment and detail for Program 13 (Seniors/Persons with Disabilities), including the listing of specific community organizations identified as partners.

County response: The County augmented Program 13 to commit to reflect the following. The County of Fresno has contacted the Del Rey Community Services District which has the only senior center on the valley floor and has agreed to work together and identify resources that the County can offer the seniors in the community. Additionally, the County has been in contact with the Fresno Madera Agency on Aging and have agreed to partner and identify ways to inform the rural residents of their services.

- **Water and wastewater infrastructure:** LJCA requested that the County strengthen its actions under Program 16 to improve and expand water and wastewater systems for existing disadvantaged communities.

County response: The County's revised General Plan contains an Environmental Justice Element that contains the following policies and implementation program that address LCJA's comments.

Policy EJ-A.10 Safe Drinking Water. Annually, the County shall coordinate a meeting with community water and sewer providers to identify system upgrade, expansion, and consolidation of

funding opportunities to ensure all community members have access to safe drinking water and wastewater services.

Policy EJ-A.11 Prioritization of Improvement and Programs. The County shall give priority to disadvantaged communities when seeking infrastructure and active transportation funding opportunities.

Program EJ-A.H. Annually, the County shall develop a list of viable infrastructure and active transportation improvement projects for its disadvantaged communities and shall seek available grant funding.

- **Housing preservation and rehabilitation:** LJCA requested that the County secure additional funding to supplement federal sources (e.g., HOME) to enhance the feasibility of Program 23 (Housing Preservation and Rehabilitation).

County response: The County has not denied an owner-occupied rehabilitation request in the past due to limited funding availability. Most families that are not funded are due to the families not submitting the required eligibility documentation, or failure to meet other program requirements (equity, ownership / title, legal residency, collections / bankruptcy, etc.). However, the County continuously explores other state and federal funding sources other than the HOME and CDBG program when possible and the County augmented Program 23 to commit to applying for at least one grant during the cycle and/or modifying an existing grant to dedicate funds for this purpose.

- **Code enforcement:** LJCA requested that the County strengthen its objectives to allocate funding to hire additional staff to be able to keep up with the number of complaints received each year and ensure a faster response rate. LCJA also requested that the County facilitate community cleanup efforts and commit not to issue citations for code violations while inspecting installations pursuant to the Community Benefit Fund (associated with the Northpointe Settlement Agreement between the City of Fresno, LCJA, G4 Enterprises, and South Fresno Community Alliance) or other community-funded projects and/or to fund the resolution of these violations.

County response: On May 17, 2022 (Agenda Item No. 16), the BOS added five additional staff positions to the County's code enforcement unit. This action also included funding for necessary vehicles and equipment. This action resulted in an annual increase of \$1.3 million in funding to the Department. The County, through its Exclusive Service Area Program (ESAP) requires unincorporated waste haulers to host one community clean-up event annually for all customers in their service area. The County also offers unincorporated residents who are not ESAP customers an annual voucher worth up to \$40 for disposal costs of bulky items at the County owned American Avenue Landfill. Regarding the request for the County to overlook code violations, the County is obligated to address code violations when brought to its attention by the public or when discovered by County employees during the normal course of its duties. Even violations that might appear to be minor can pose a significant hazard to health and safety for occupants, neighbors, and the surrounding community. When onsite, if County Inspectors observe code violation(s) that present

a health and safety issue, they are obligated to address the matter. County staff cannot ignore health and safety violations which exist on the property.

- **Energy conservation:** LJCA requested that the County prioritize weatherization and other improvements for mobile homes include improvements related to green spaces, bicycle facilities, and pedestrian facilities into more existing communities in Program 28 (Energy Conservation).
- **County response:** Program 32 seeks to improve accessibility and safety on roads and streets throughout the County. In 2022, the County applied for a grant to make sidewalk improvements in Cantua Creek and El Porvenir but was not awarded the funds. The County has stated that an objective of this program is to continue to apply for funding and improve transit connectivity and safety, especially in disadvantaged communities such as Cantua Creek, El Porvenir, Lanare and Tombstone.

Weatherization and mobile home improvements are eligible activities in the current rehabilitation program that the County administers. The County augmented Program 28 to commit to applying for at least one grant and identifying other grants such as CalHOME that allows the rehabilitation of mobile homes in mobile home parks that is not allowed through the HOME Program.

- **Reducing minimum site criteria for onsite wastewater treatment:** LJCA requested that the County reduce its two-acre minimum lot size to enable more residents to build additional units on their property as part of Program 33 (Improving Housing Options).

County response: The County's state mandated and approved (Regional Water Quality Control Board) 2017 Local Area Management Program (LAMP) establishes standards to ensure adequate distance is maintained between the onsite wastewater treatment dispersal field and the seasonal high groundwater, even in the event of system failure. The County's analysis determined that two acres is the minimum size to ensure healthy and safety standards can be maintained.

- **Rent control:** LJCA requested that the County adopt provisions establishing rent control.

County response: At this time, the County is not seeking to establish rent control as the County's median rent is generally lower than California's median rent. County residents are also protected under the California Tenant Protection Act (AB 1482) which already establishes a limit on rent increases. The County continues to educate individuals on their rights as tenants and keep them informed regarding affordable housing programs available throughout the County to prevent families and individuals from overpaying for housing.

- **Community Plan updates:** LJCA requested that the County expedite its update of the identified Community Plan updates as part of Program 30 (Access to Education).

County response: The County has already initiated the updating of two of its community plans and will continue to do so based on funding availability.

- **Solar panel program:** LJCA requested that the County add a program to facilitate access to solar energy systems for lower income homeowners, particularly those in disadvantaged communities.

County response: The County augmented Program 28 stating that the County will identify and partner with agencies that have the mission and experience to expand solar to low-income and disadvantaged communities such as the Fresno Economic Opportunities Commission (EOC) or GRID Alternatives. The County will assist in two outreach efforts for the identified agencies to inform the rural residents of the solar programs.

- **Expand translation of implementation materials:** LJCA requested that the County mail out program information in primary languages including, but not limited to, Spanish, Hmong, and Punjabi.

County response: The County provides translation of materials on a case-by-case basis. In order to remain resourceful, the County determines if translation of mail is helpful for a specific community. Most of the unincorporated communities have large Spanish-speaking populations. The County does not believe that is resourceful or helpful for a community with only English or Spanish speakers to receive information in other languages. Communities change, but the County remains involved in these communities to get to know the residents and guarantee that they all have equal access to information. When conducting outreach to communities that have need for translation in Hmong or Punjabi, the County has provided such service and is ready to provide that service in the future.

CRLA, October 2, 2023

- **Prior deliverables accomplished by the County:** CRLA requested additional information on current or previous programmatic accomplishments in order to evaluate the proposed programs and associated objectives.

County response: Section 1A-5, Review of Past Accomplishments, along with the County's Annual Progress Reports (APRs) submitted to HCD (also published online at HCD's APR Data Dashboard webpage), provide a detailed breakdown of the County's annual and cumulative outcomes associated with the Fifth-Cycle Housing Element and its programs.

- **Low-income sites in West and Northwest Fresno:** CRLA expressed concern about the developability of the vacant sites and the suitability of their location, particularly related to the attributes of educational scores and environmental health burdens.

County response: After further coordination with the City of Fresno and other property owners, the County was able to revise its vacant sites inventory and replace sites identified in the Northwest Fresno area with sites in the Southeast Fresno and the Clovis areas. While CRLA compares selected AFFH factors of the West Fresno sites to those of the other parcels in the sites inventory, the County selected the parcels in the West Fresno area compared to AFFH factors for candidate sites that could be considered from across the entirety of the unincorporated county. The West Fresno sites were identified as among the best candidates based on the totality of factors (see a detailed description of development criteria), including AFFH factors. Some of the overall capacity identified on vacant sites to meet the lower-income RHNA (127 units, or 13%) was identified in a lower-resource area of the West Fresno SOI, which can help to encourage investment in affordable

housing in an area with lower-income households that is close to economic opportunities in the City of Fresno, particularly one with good access to existing transit. The County's methodology adheres to the provisions of state law and reflects a countywide review of vacant and developed parcels. As much of the unincorporated county is developed as agricultural lands and on parcels larger than 10 acres (and per state law are considered developed and considered less likely to be developable within the planning period), many sites that might otherwise be more desirable from the perspective of certain AFFH factors (e.g., school performance) would not qualify as being suitable for inclusion in the County's sites inventory.

Additionally, the County has included programs in the Housing Element to identify and implement strategies to address fair housing issues in this area. The County refined Program 30 (Access to Education), to specify that it will coordinate with Central Unified School District (which serves the West Fresno SOI site that was retained from the previous draft sites inventory) to evaluate and address outside factors that impede student performance.

- **Sites providing less than 50 units of capacity:** CRLA expressed concern about the ability of sites with fewer than 50 units of capacity to compete for affordable housing funding.

County response: After further coordination with the City of Fresno and other property owners, the County was able to revise its vacant sites inventory and replace many of the smaller sites with larger sites. The County considers sites smaller than two acres as suitable based on: 1) state law, 2) past examples, and 3) additional programmatic emphasis on duplexes, triplexes, and fourplexes. First, state law (Government Code Section 65583.2(c)(2)) states that sites must be at least 0.5 acre to be deemed adequate (in terms of size) absent further analysis. Additionally, state law (Government Code Sections 65583.2(b)(i)-(iv) and 65583.2(d)-(f)) dictates that 20 units per acre is the default density for lower income housing for Fresno County. The County also excludes the application of state density bonus, which would entitle affordable housing projects to additional density equal to between 20% and 80%. Based on the County's current R3 zoning standards (29 units per acre maximum), a 50-unit affordable housing project (100% affordable) could be built on a site as small as 0.95 acre.

Second, the County considers sites with less than 50 units of zoned capacity as suitable based on past examples, including Marion Villas in Kingsburg, 34 affordable units built on 1.38 acres at 25 units per acre (see Table 1A-7). Another example was built in 2020 in Fresno by Self-Help Enterprises: Annadale Commons, 40 units of senior housing (39 lower income) that received 9% tax credits. These 40 units were built in 10 one-story fourplex apartment buildings.

Third, the sites with zoned capacity below 50 units are intended to align with Program 33, through which the County will facilitate the production of duplexes, triplexes, and fourplexes. This "missing middle" type of housing currently represents an incredibly small portion of the County's housing stock but can provide a more affordable housing option compared to single family detached without requiring the density of apartments. The County included Program 33 (Improving Housing Options) and a focus on duplex, triplex, and fourplex housing based on community input received

during community workshops and stakeholder interviews. This type of housing can be built at the conservative density assumptions and project sizes cited in the County's sites inventory.

However, it is worth noting that all but two of the vacant sites identified to meet the lower-income RHNA are two acres or larger, with capacities that range from 64 to 213 (on any given individual site, based on maximum by-right density with identified new zoning, excluding density bonus).

- **Proximity to transit:** CRLA expressed the desire for sites that are close to transit services, both to better serve residents and to improve the ability of affordable housing projects to compete for funding.

County response: The County has updated the AFFH analysis to clarify that the phrase "limited transit access" was used in comparison to sites within the City of Fresno and other cities across the county. While the County agrees that closer proximity to transit is ideal, most parcels in the unincorporated county are far from transit services and are in areas of low population density that cannot justify the creation of new or extended transit service (even if new affordable housing is constructed). The County's revised vacant sites inventory includes parcels that are along or within one or two miles of existing transit service. Additionally, Program 32 (Improving Accessibility and Safety on Roads and Streets) has been refined to reference the West and Southeast Fresno sites more explicitly as an area of priority for improving transit connectivity.

- **Mobilehome park residents:** CRLA expressed concern that additional programmatic and policy commitment was needed to protect mobilehome park residents from rent increases, evictions, and park closures.

County response: The County is committed to working on a case-by-case basis with mobile home park residents in identifying solutions to identified concerns. In the last two years the County has prioritized the use of its HOME Program funds to fund mobile home projects by providing mobile home projects exclusive access for the first two months of each funding cycle. The County augmented Program 18 to reference this prioritization. Additionally, County staff worked for many months to assist a local mobile home park (Shady Lakes) in identifying funding and creating a structure to assist the residents in purchasing the mobile home parks. The County commits to continue to assist any residents that request technical assistance in the future.

- **Protecting renter and farmworker households from predatory landlord behavior:** CRLA expressed a desire for additional programmatic and policy commitment to protect rental and farmworker households from predatory landlord behavior, with a focus on facilitating the ability of tenants to report substandard conditions without fear of eviction or other intimidation tactics.

County response: To address violations of fair housing, the County's goal is to expand outreach and education for both landlords and renters to increase awareness of fair housing practices. The County has committed to multiple programs in the Sixth Cycle Housing Element to improve fair housing, with a focus on outreach and education to better educate residents on discrimination laws and how to report issues, increase and improve housing options, and improve neighborhoods and

connectivity. The County has also committed to improving housing for farmworkers to increase availability of safe and affordable housing.

- **Expungement of criminal convictions:** CRLA expressed a desire for the County to facilitate the expungement of past criminal convictions (as passed through state law) so that formerly incarcerated individuals are not turned down on housing applications solely because of past legal violations.

County response: As referenced in CRLA's letter, Assembly Bill (AB) 1076 passed in 2019 and required the California Department of Justice (CA DOJ) to review and automatically clear certain non-serious offense records (arrests and convictions, including all misdemeanors) for people who already completed their sentence or diversion program, or if their arrest did not lead to a conviction. Another set of related bills passed in 2022: AB 1706 and Senate Bill 731. AB 1706 required counties and courts to seal eligible cannabis-related records if they had not been challenged by March 2023. SB 731 passed in 2022 and enabled a previously convicted person (for a much wider range of criminal convictions beyond cannabis, excluding sex offenses) to seal their records within four years of completing a sentence, as long as they don't have a new arrest.⁵ According to the CA DOJ, over 92% of past convictions were recalled, dismissed, resentenced, sealed, or redesignated by April 2023; the balance remain under evaluation and processing for eligibility.⁶

The Law Offices of the Public Defender provides free legal services through the Clean Slate Program for individuals that have paid all fines, are no longer on probation, and have no open cases. This program can assist individuals with expungement for increased opportunities to employment, housing, or financial aid. The application is available online (preferred) or in person at the Public Defender's office. The review process can take up to six weeks. If the individual qualifies for the Clean Slate Program, the Public Defender's office will assist them with the process. All information is available on the Public Defender's website. For questions, individuals can call (559)600-3546 or email cleanslate@fresnocountyca.gov.

- **Additional programs and actions to proactively enforce fair housing laws:** CRLA expressed a desire for stronger programmatic commitment on outreach related to fair housing issues.

County response: The County has augmented the cited page to include a previously omitted reference to Program 33 (Improving Housing Options) and how it directly addresses the strategy listed regarding expanding housing variety. On May 17, 2022 (Agenda Item No. 16), the BOS added five additional staff positions to the County's code enforcement unit. This action also included funding for necessary vehicles and equipment. This action resulted in an annual increase of \$1.3 million in funding to the Department.

Additionally, the County has budgeted Community Development Block Grant funds (CDBG) to hire an agency already receiving funding from HUD's Office of Fair Housing and Equal Opportunity (FHEO) to perform more education activities (for landlords, tenants, and advocates)

⁵ Johnson, Sydney. "Millions of Criminal Records Cleared after Landmark California Law Takes Effect." KQED, July 7, 2023. <https://www.kqed.org/news/11955206/millions-of-criminal-records-erased-after-landmark-california-law-takes-effect>.

⁶ State of California Department of Justice, AB 1706 Legislative Reports, June 2024.

and to conduct additional enforcement testing of fair housing laws in the rural areas and partner cities. The County will require future contractors and subrecipients providing housing services to submit records reflecting completion of training for civil rights and fair housing; and educate existing subrecipients and contractors on the existing laws for civil rights (nondiscrimination) and fair housing.

Self Help Enterprises (SHE), October 20, 2023

- **High or highest resource sites availability:** SHE indicated that the County should include as many high or highest resource sites as possible in their Housing Element site inventory, and cited an ideal ratio of high or highest-resource sites to other lower resource sites as 1:1. As of the 2023 TCAC assessment, all of the sites identified are within high or highest resource areas.
- **Surplus sites.** SHE encouraged the County to adopt a program to review all surplus property within one year of adoption of the Housing Element and make those sites available for the development of affordable housing.

County response: The County has included this action in Program 14.

- **Entitlement processes.** SHE discouraged the use of conditional use permits in otherwise compatible zoning in order to expedite the approval of housing projects.

County response: The County currently requires a conditional use permit for very few residential use types. Additionally, as part of Program 20, the County will meet with developers to identify whether any of the required findings or other aspects of the development review process have presented constraints to development and amend its project review process to address these constraints as is feasible.

- **Suitable sites.** SHE pointed to the necessity of several factors in appropriate site selection, including sewer, water, and dry utilities, parcel sizes between 2.5 to 3 acres, “reasonable densities” (between 20-50 units per acre), and access to quality transit with 75 percent of sites within 0.5 miles of a transit stop.

County response: Sites were only included if they either had known groundwater resources, could support onsite septic systems, or could be served by piped water and wastewater systems either now or early in the planning period; additionally, only sites with existing paved roadways, electricity, and telecommunications systems. The County’s inventory sites allow residential development at a density of 20 or 29 units per acre, with nearly all sites between 2 and 4 acres in size. The majority of sites identified are not within 0.5 miles of a transit stop. However, because of the limited transit access availability in the unincorporated county and the operational challenges of providing regular transit access in rural areas, the County does not consider sites without transit access to be unsuitable for housing development.

- **Manufactured homes.** SHE recommended that the County consider adding a program to update the Zoning Ordinance to add Manufactured Home on a Permanent Foundation to be allowed in all zones that allow single-family residences.

County response: Manufactured housing on a permanent foundation is currently permitted in all residential and non-residential zoning districts that permit single-family residences.

- **Fee waivers or deferrals.** SHE recommended that the County consider a fee waiver program for projects that include 100% affordable housing serving households below 80% of area median income.

County response: The County has some of the lowest development fees in the county, and so does not have an explicit fee waiver program. However, as part of Program 17 the County will continue to offer incentives to facilitate the development of affordable housing.

LCJA, June 6, 2024

- **Community engagement in the housing element process:** LCJA requested that the County provide additional opportunities to engage the community, including during subsequent drafts and revisions, as well as after adoption.

County response: The County will release any future draft edits to the public in order to solicit community feedback and, following the adoption of the Housing Element, will include the public in Housing Element implementation as outlined in multiple programs.

- **Including adequate programs and policies to improve housing options for all economic segments of the community and affirmatively furthering fair housing:** LCJA recommended the integration of prior recommendations that the organization made to address HCD's feedback regarding adequately analyzing housing needs for all income levels and obstacles to addressing those needs, including for extremely low-income and farmworker households.

County response: The County has included actions in Program 35 to partner with HCD and the UC Davis Western Center for Agricultural Health and Safety on their upcoming California Farmworker Housing Study in order to have an expanded understanding of farmworker housing needs. As part of its recent Zoning Ordinance update, the County expanded the zones that allow for the development of single-room occupancy (SRO) housing, which can support the needs of extremely low-income households. Additionally, as part of Program 20, the County will further revise its Zoning Ordinance to facilitate the development of residential uses in commercial zones and to clarify the availability of a density bonus, both of which are expected to increase the availability of affordable housing for residents of all income levels. The County has included Program 27 to seek funding to provide rental assistance to families experiencing a housing crisis or to seasonal workers during the off-season.

- **Including adequate programs and policies to address the infrastructure and service needs of low-income communities of color and affirmatively furthering fair housing:** LCJA requested greater emphasis on addressing long-term infrastructure and service needs related to water, wastewater, and streets for unincorporated communities.

County response: The County included Program 32 to address roadway and related infrastructure needs and feels this response is sufficient and prioritizes infrastructure needs in disadvantaged communities. The County also feels that Program 16 provides appropriate direction to seek out and

support funding applications by unincorporated community service providers for infrastructure and service expansion. As part of Program 23, the County will continue to provide a loan program to low and moderate-income homeowners and housing owners with lower or moderate-income tenants to connect the home to an existing water or wastewater system, which can help to address barriers to water and wastewater infrastructure access.

- **Analyzing and creating adequate programs regarding environmental constraints:** LCJA recommended that the County enhance its policies and implementation actions regarding pollution exposure, extreme heat, flood risk, and depleted groundwater sources as environmental constraints, and other policies that will complement a Climate Action Plan, especially as it relates to AFFH analyses.

County response: While not listed as a program in this Housing Element, the County recently released (April 2024) a request for proposals to prepare a Fresno County Comprehensive Climate Action Plan (CCAP). In addition to addressing projections and strategies to reduce greenhouse gas emissions, the CCAP will actively engage disadvantaged communities through public outreach as well as representation of such communities on a Working Group by community organizations. The Fresno Council of Governments has established a Stakeholder Steering Committee from the previous plan and intends on growing membership during the CCAP for wider knowledge base. In addition to representative from all the 16 local governments in Fresno County, the Stakeholder Steering Committee also includes representatives from community-based organizations, transit agencies in the region, tribal representatives, industry experts, business representatives, agriculture representatives, and the general public.

- **Analyze and address the housing needs of seniors and people with disabilities:** LCJA recommended that the County implement a yard maintenance program for residents who cannot perform this labor, including seniors and residents with disabilities. Additionally, LCJA recommended that the County go beyond identifying and removing barriers for these groups and find resources and strategies to encourage housing options and access to opportunities for community members who are seniors or who have disabilities.

County response: Through Program 13, the County will continue to provide in-home supportive services, provide Aged, Blind, Disabled (ABD) Medi-Cal, partner with local organizations to provide services to the disabled population experiencing homelessness, provide financial assistance for home repairs, and will partner with local agencies to identify resources the County can offer to seniors.

- **Lack of clear and strong commitments to achieving a beneficial impact:** LCJA recommended that the Housing Element contain specific actions with timelines, discrete steps, and measurable outcomes resulting in beneficial impacts on housing needs within the eight-year period. Additionally, the LCJA highlighted the need for “meaningful actions” and that programs must go “well beyond combatting discrimination to overcome patterns of segregation and foster inclusive communities”.

County response: The County has included a range of programs, specific actions, and quantified objectives with the intent of providing beneficial impacts on housing needs, with geotargeting

applied where appropriate to help overcome patterns of disparate access to opportunities and resources.

LCJA, October 11, 2024

- **Community engagement in the housing element process:** LCJA requested that the County provide additional opportunities to engage the community after adoption, ongoing outreach such as advisory groups and tracking and feedback of public comments received during such outreach activities.

County response: The County will continue to solicit community feedback following the adoption through Housing Element implementation as outlined in multiple programs that are unique to the Housing Element and other County efforts. For example, there are a number of policies and implementation actions in the County's recently adopted Environmental Justice related that overlap with housing and housing-related issues. In Program 5 (Access and Transforming Health), the County will also conduct outreach related to Environmental Justice Policy EJ-C.1 (Local Healthcare Access), such as meeting with medical service providers to identify obstacles to providing services in disadvantaged communities (Implementation Program EJ-C.B). Similarly, the County's Housing Element Program 29 (Fair Housing Monitoring, Outreach, and Referral) involves substantial commitments to outreach unique to fair housing and other correlated issues, with parallel policies and implementation: EJ-A.8 (Community Input on Development Projects), EJ-E.1 (Engage Disadvantaged Communities), EJ-E.2 (Participation in Decision Making Process), EJ-E.3 (Meeting Accessibility), EJ-E.4 (Community Noticing and Outreach).

- **Analysis of disproportionate housing needs and displacement risks impacting protected classes:** LCJA requested additional analysis of trends and current/future housing needs for farmworkers and people with disabilities.

County response: The County's regional and local analysis of farmworkers and people with disabilities, as well as the County's programmatic language provides a substantial amount of information and commitment to facilitate housing for both of these special needs populations that is the same or similar to what is requested by LCJA. Additionally, as part of Program 35 (Housing for Farmworkers), the County has committed to actively partner with UC Davis on the upcoming California Farmworker Housing Study to generate additional understanding and solutions.

- **Overall assessment of fair housing:** LCJA requested more extensive analysis of segregation and integration patterns in various disadvantaged unincorporated communities (DUCs) and recommends that the County address the lack of infrastructure in DUCs through actions such as hiring dedicated grant writers to pursue relevant funding resources.

County response: As part of its Housing and Environmental Justice Elements, the County has already committed to various programs that will seek and prioritize funding for DUCs throughout Fresno County. For example:

- Housing Element Program 16 (Coordination of Infrastructure and Services) and Environmental Justice Element Policies EJ-A.10 (Safe Drinking Water), EJ-A.11 (Prioritization of Improvement and Programs), EJ-B.7 (Park Funding), and Programs EJ-A.H and EJ-B.B.
- Housing Element Program 32 (Improving Accessibility and Safety on Roads and Streets) and Environmental Justice Element Policies EJ-A.6 (Caltrans Coordination), EJ-A.11 (Prioritization of Improvement and Programs), EJ-B.1 (Access to Services), EJ-B.2 (Encouraging Outdoor Activity), EJ-B.3 (Safe Routes to School), EJ-B.4 (Bicycle Facilities), EJ-B.5 (Bicycle Routes), EJ-B.6 (Parks and Trails Quality), EJ-B.8 (Rural Complete Streets); and Programs EJ-A.H, EJ-B.A, and EJ-B.C.

LCJA also expresses a desire for further analysis related to pollution exposure and historical land use decisions (of the County and the City of Fresno), particularly related to South Central Fresno, Calwa, and Malaga.

County response: Environmental conditions, including historical and current presence of industrial uses, are explicitly identified as a factor contributing to fair housing issues (Table 1A-22) and the County includes commitment through various programs in the Housing Element and Environmental Justice Element to address health concerns in these areas. Additional relevant policies and narrative are provided in the County's response to LCJA's October 2023 letter—EJ-A.1 (Location of Sensitive Land Uses), EJ-A.2 (Mitigate for Sensitive Land Uses Near Environmental Concerns), EJ-A.3 (Use of Best Practice), EJ-A.5 (Diesel Particulate Matter), EJ-A.6 (Caltrans Coordination), EJ-A.7 (Air Pollution Control District), EJ-A.12 (Industrial Development), and EJ-A.15 (Sensitive Receptor Setbacks).

LCJA also expresses a concern that the County's sites inventory is deficient in furthering fair housing, particularly in relation to areas lacking infrastructure and the presence of market-rate housing in RCAA.

County response: The County explicitly acknowledges in the Housing Element the challenges of identifying areas suitable for new housing throughout the unincorporated county areas given the distance of many areas from urbanized communities that have the population and nonresidential growth needed to fund the construction and maintenance of infrastructure systems. Accordingly, the sites inventory pursues upzoning to expand housing opportunities close to infrastructure and economic opportunities in Fresno and Clovis, along with specific placed-based strategies to improve school performance (Program 30), employment opportunities (Program 31), and transportation infrastructure (Program 32), along with the broader infrastructure commitments in Program 16 (Coordination of Infrastructure and Services). As part of Program 34 (RCAA), the County is committing to coordinating with developers (which can include those in the Friant Ranch area) to obtain funding and entitlement for affordable housing development in an RCAA.

- **Analysis of housing constraints:** LCJA requested more extensive analysis of governmental and non-governmental constraints, particularly adjacent land uses and NIMBYism.

- **County response:** Through Program 20 (Zoning Ordinance Amendments), the County is committing to changing permitting for a wide variety of housing types to be permitted by right, which will avoid any public hearings and the opportunity for NIMBYism to inhibit such future housing developments. Through Program 33 (Improving Housing Options), the County is committing to changing permitting requirements, changing development standards, and directly facilitating new housing options in a manner that combats NIMBYism and eliminates such opposition in the future. A response to LJCA's concern on land use and siting can be found in the previous County response related to LJCA's concern on pollution exposure and historical land use decisions.
- **Housing programs and community needs:** LCJA recommended additional direction for various programs, as listed below alongside the County's response.

- **County response:**

Program 1 (Regional Collaboration on Housing Opportunities): LCJA recommends additional focus on securing employment (job creation and workforce development) to ensure residents can have the means to sustain financial; access to housing. The County's efforts to address job creation and workforce development (and its overlap with housing opportunities) can be found in Program 31 (Access to Employment). For example, the County is participating in a regional collaboration to prepare a Comprehensive Economic Development Strategy (CEDS) for Fresno County and 14 incorporated cities to guide economic prosperity, resilience, and federal grant eligibility. A CEDS is also a prerequisite for designation as an Economic Development District (EDD) by the U.S. Economic Development Administration (EDA), with updates conducted every five years to qualify for EDA assistance. EDA Investment priorities that overlap with concerns expressed by LCJA and will be addressed by the CEDS include:

- Equity: Projects that advance equity across America including but not limited to women, Black, Latino, Indigenous and Native American persons, Asian Americans, Pacific Islanders, and underserved communities.
- Workforce Development: Projects that support workforce education and skills training activities directly connected to the hiring and skills needs of the business community.

Program 13 (Seniors/Persons with Disabilities): LCJA requests additional information on partners and greater specificity in commitments to meetings and senior housing. Some of the information requested, as it relates to greater detail on the partners and timing of meetings, is already provided in Program 13, and additional information will vary based on which County department and activity is involved. Based on an evaluation of previous recipients, rehabilitation assistance as described in Program 23 (Housing Preservation and Rehabilitation) often assists senior households (large portion of recipients), providing quantified objectives that vary based on funding source. The County augmented Program 13 to encourage developers to build multigenerational housing that contains a broader mix of bedroom counts to ensure there are units suitable for seniors (studio and/or one-bedroom units).

Program 16 (Coordination of Infrastructure and Services): LCJA recommends that the County work with communities and provide more information regarding community water and wastewater service. The County's program reflects a focus, given available and potential resources, to stabilize current community systems and coordinate with existing districts to expand service capacity. Once these efforts have taken place, the County will be positioned to allocate and pursue funding to expand water and wastewater service in other areas.

The County augmented Program 16 to communicate with all water and wastewater service providers about CDBG funding for infrastructure projects, specifically in disadvantaged unincorporated communities such as Cantua Creek, and to maintain a list of community services districts/areas water and wastewater infrastructure systems capacity and expansion needs, in the unincorporated communities with updates as appropriate (anticipated to be three times during the planning period).

Program 17 (Affordable Housing Incentives): LCJA recommends additional incentives, an inclusionary housing ordinance, and partnerships to encourage affordable housing. The County is implementing upzoning and will continue to follow state law on density bonus and project streamlining. The County's per-unit development fees are lower than other jurisdictions in the County (See Table 1A-32B) and multiple programs identify the County's commitment to partnering with developers and other entities to foster affordable housing.

Program 23 (Housing Preservation and Rehabilitation): LCJA recommends a centralized application, application assistance, and a focus on funding for mobile homes. The County currently offers a single, centralized application (covers all funding sources) and County staff are available to provide bilingual assistance to help applicants navigate the process, including hosting public workshops. The County has recently purchased and will be deploying new software (Neighborly) to further improve access, while continuing to allow hard copy applications. Finally, as identified in Program 18 (Extremely Low Income Households) the County provides exclusive access to HOME Program funds during the first two months of each funding cycle to mobile home projects.

Program 25 (Homeownership Assistance): LCJA recommends a credit repair program and down payment assistance, including those that can be accessed by undocumented residents. The County currently refers residents to the Community Housing Council of Fresno to access a low- or no-cost credit repair program and County-approved first-time homebuyer education classes (financial management and homeownership), with assistance provided as bilingual, in-person, and online. See below for a response on funding sources for undocumented residents.

Program 28 (Energy Conservation): LCJA recommends additional assistance and public awareness for cooling systems. As part of Program 28, the County has added a reference to the Low-Income Weatherization Program (LIWP) of the California Department of Community Services and Development, and specifically its Farmworker Housing Energy Efficiency & Solar PV program. This program provides eligible low-income farmworker households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents. Additional reference was added to

direct County policy in its Health and Safety Element, specifically those listed below. Relevant implementation programs are also listed below:

- Policy HS-G.4 Climate Pollution Reduction Practices for Income-Qualified Homes. The County shall support programs to provide financial assistance for the retrofitting of homes whose property owners are income qualified (such as water and energy efficiency upgrades, improved insulation, renewable energy upgrades, use of electric appliances, consideration of air quality, access to indoor cooling, structure hardening if the homes are in wildfire zones and elevating if homes are in flood zones).
 - Policy HS-G.5 Cooling Centers. The County shall continue to work with cities and unincorporated community service districts to open cooling centers during extreme heat events, advertise the availability of these centers to unincorporated communities, and confirm that there is convenient access to these centers for unincorporated communities.
 - Implementation Program HS-G.A. The County shall support property owners in applying for and accessing financial assistance for eligible low-income individuals for constructing and retrofitting buildings to be more energy efficient and for the purchasing of low-carbon-emitting appliances
 - Implementation Program HS-G.B. The County shall coordinate with Cities to identify and map cooling centers in locations accessible to vulnerable populations and establish standardized temperature triggers for when they will be opened.
- **Funding sources and potential exclusions for certain groups:** LCJA recommended that the County seek or allocate additional funding, particularly in cases where typical federal funding might otherwise exclude certain groups such as undocumented residents.

County response: The County is exploring how to leverage non-federal funding sources (state or philanthropic) to assist people regardless of documentation status. As clarity on access to and use of such funds is available, the County will supplement funding for its housing programs.

LCJA, December 19, 2024

- **Multiple topics:** LCJA resubmitted a copy of their October 11, 2024 letter and reiterated comments from their October 2023, June 2024, and October 2024 letters, with suggestions on phasing and potential fundings sources for implementation.

County response: Responses and revisions regarding comments in this letter are addressed in previous responses to past letters and no new information or requests were included that necessitated changes to the Housing Element.

LCJA, March 6, 2025

- **Multiple topics:** LCJA resubmitted a copy of their October 11, 2024 letter and reiterated comments from their October 2023, June 2024, and December 2024 letters, with some additional detail on actions,

timelines, and funds (though the essential comments remained the same). Comments emphasized the importance of additional information and consideration regarding AFFH.

County response: The County has amended Program 14 to incorporate AFFH analysis into decisions affecting funding and land use approvals for housing projects that require consideration by Planning Commission, Board of Supervisors, or other boards and commissions as appropriate. Other responses and revisions regarding comments in this letter are addressed in previous responses to past letters and no new information or requests were included that necessitated changes to the Housing Element.

LCJA, May 21, 2025 (meeting)

- **Multiple topics:** County staff met in person with LCJA representatives to discuss LCJA's comments on the County's April 2025 draft Housing Element, inclusive of what LCJA communicated to HCD on May 4, 2025 (which listed LCJA's programs of concern). County staff summarized the discussion and outcomes of the meeting and distributed the summary back to LCJA for their review. Below is a bulleted list of the topics discussed and County changes to programs. The County concluded the meeting by expressing its commitment to improving the lives of those living in its rural communities, an appreciation for LCJA's comments and input, and an openness to continued discussions with LCJA.
- **Mobility and Displacement:** LCJA highlighted their specific concern about increasing housing mobility and decreasing displacement risks: residents that may be self-evicting due to their legal status and lack of knowledge of their tenant rights. Additionally, provisions of state law (Tenant Protection Act) generally do not apply to residents that rent single family homes. Accordingly, some unincorporated residents may be at risk of their landlord deciding not to renew the rental agreement. The County augmented Program 18 (Extremely Low Income Households) to further encourage the development of units that will assist residents at or below 30% area median income, and to directly and by reference expand resident access to and awareness of information on tenant rights (specifically tenants' eviction rights).
- **Weatherization:** LCJA expressed the desire for County assistance to bolster residents' capacity to improve weatherization due to the extreme summer temperatures experienced in the county. County staff reviewed the existing provisions of Program 28 (Energy Conservation) as well as other County programs and resources. The County augmented Program 28 to target effort more specifically (listing the communities of Cantua Creek, Del Rey, Tombstone, and Lanare) and to provide more explicit objectives regarding applications for funding and potential organizations (such as Morona Energy Services).
- **Mobile Homes:** LCJA indicated that there were no mobile home park concerns in the unincorporated county and that problems were primarily associated with parks in the City of Fresno. However, the County reviewed various relevant County programs and activities, including those already highlighted in Program 18.

- **Water:** LCJA expressed additional concern on the availability of clean drinking water in rural areas and the County confirmed its activities/actions contained in Program 16 (Coordination of Infrastructure and Services) to improve access to clean potable water. The County also revised Program 16 to explicitly list Del Rey and Malaga as communities where the County will focus its assistance on expanding water and sewer capacity.
- **Expanded Housing Options:** LCJA discussed opportunities from the California Strategic Growth Council but acknowledged the barriers and restrictions to acquiring the funding. The County communicated its ongoing willingness and desire to work with developers to access funding from these and other sources, including a description of the County's work with the Housing Authority, Self-Help Enterprises, UP Holdings, Habitat for Humanity, and others in trying to build in rural county areas. Additionally, the County reviewed its intent to encourage the building of affordable housing in rural areas through preapproved ADU, duplex, triplex, and fourplex plans that can be provided to developers and landowners for free. The County also increased its quantified objectives for ADUs and duplex, triplex, and fourplex units in Program 33 (Improving Housing Options).
- **First-time Homebuyers:** LCJA relayed that some residents have expressed frustration in getting information on the County's first-time homebuyer program. The County communicated that it is already in the process of revamping its program to be more accessible to residents and to expand the number of residents served.
- **Ongoing Implementation Outreach:** LCJA requested more direct language in the Housing Element to include residents on ongoing implementation efforts. The County augmented Program 1 (Regional Collaboration on Housing Opportunities) to more specifically commit to work in collaboration with the Fresno County Housing and Community Development Citizen Advisory Committee (CAC), a standing committee appointed by the Board of Supervisors that is comprised of residents representing various communities throughout Fresno County. Additionally, the CAC will incorporate a public comment item specifically to receive input on housing needs at all CAC meetings and will make the meetings available virtually when possible.

LCJA, May 30, 2025

- **Multiple topics:** Following the County's in-person meeting with LCJA representatives and coordination between LCJA and HCD staff, LCJA submitted a letter focused requested changes to four programs.
- **Program 1 (Regional Collaboration on Housing Opportunities):** LCJA reiterated its request to include broad citizen representation on implementation efforts. As noted in response to the in-person meeting, the County has a standing committee that serves in the capacity and with representation desired by LJCA. The County previously made a minor adjustment to Program 1 to specifically include a topic annually about the County's Housing Element implementation to the Fresno County Housing and Community Development Citizen Advisory Committee.

- ***Program 16 (Coordination of Infrastructure and Services):*** LCJA reiterated recommendations from previous letters and the in-person meeting to facilitate expanded water and sewer access, provide technical assistance on funding applications, provide funding to bolster the transition of water systems to use solar energy, and to further analyze, maintain a list of, and assist in addressing various infrastructure needs for lower-income communities. All these requests were either already reflected or were incorporated into Program 16.
- ***Program 17 (Affordable Housing Incentives):*** LCJA reiterated recommendations for the County to establish and implement an inclusionary housing ordinance. While such ordinances may be appropriate in heavily urbanized communities, the County does not consider inclusionary housing to be necessary or appropriate given the relatively low cost of land and development fees for development in unincorporated areas. This determination is also influenced by the parallel upzoning of developable land with access to infrastructure and other County incentives and financial and technical assistance provided in other programs (e.g., the County’s creation of pre-approved Standard Plans for the construction of ADU, duplex, triplex and fourplex housing).
- ***Program 18 (Extremely Low Income Households):*** LCJA expressed appreciation for the County’s revisions to Program 18 to expand awareness of tenant rights, but recommended that the County partner with the City of Fresno to expand the City’s Eviction Protection Program to unincorporated residents. The County determined that there are other agencies and organizations that are already established and capable of providing such assistance, and previously augmented Program 18 to commit to identify agencies to refer residents for assistance with eviction prevention services.

Radley Reep, May 30, 2025

- **Internal consistency:** Mr. Reep expressed concern that the Housing ’s usage of the word “will” may create internal inconsistency with the County General Plan Policy Document, which only uses the word “shall” when describing the County’s commitment relating to various policies and implementation programs. Mr. Reep also indicates that usage of the word “will” diminishes the level of commitment and enforceability.

County response: The County’s Housing Element consists of a regional and local component, both of which have been made available throughout the duration of the public review process of the draft documents. The regional component does contain formal policies, which are written in a slightly different style compared to the balance of the County’s General Plan. The writing style of these policies uses action verbs (without “shall” or “will”) to communicate the level of commitment (e.g., “encourage” and “provide”). This is because the regional component of the Housing Element was prepared as a part of a multijurisdictional effort, with the writing style aligned across all participating jurisdictions. The County has changed the word “will” to “shall” in the program section of the County’s Housing Element to address his concern but will not be making changes to the regional component of the Element as it has been reviewed and previously approved by HCD.

- **Policy format:** Mr. Reep expressed that the formatting of the Housing Element is not consistent with the formatting with the General Plan and other Element and suggested that the Housing Element be reformatted.

County response: The County's Housing Element was prepared as a part of a multijurisdictional effort, with the writing style and formatting aligned across all participating jurisdictions. While not identical to the County's General Plan Policy Document, the Housing Element does contain clearly identifiable policies and programs like the County's General Plan. As a result, the County does not see a need to change the formatting of the Housing Element.

- **CEQA review:** Mr. Reep requested that the Housing Element appropriately consider potential impacts on farmland and water quality through the environmental review document prepared for the County's Housing Element.

County response: The County has prepared an Addendum to the Program EIR for the General Plan Review and Zoning Ordinance Update, which appropriately evaluates the potential environmental impacts of the Housing Element update as required by law.



A Regional Plan for Addressing Housing Needs

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

**Please Start Here, Instructions in Cell A2,
Table in A3:B15**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	FRESNO COUNTY
Housing Element Cycle	6th
Contact Information	
First Name	Yvette
Last Name	Quiroga
Title	Principal Planner
Email	yquiroga@fresnocountyca.gov
Phone	(559) 600-0533
Mailing Address	
Street Address	<u>2220 Tulare St. 6th Floor</u>
City	Fresno
Zip Code	93721

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
FRESNO COUNTY	S Marks Ave & W Caruthers Ave	93609	043-201-27		MHDR	R-2	5.8	20	3.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	44	0	0	44	Caruthers Community, 4th District		
FRESNO COUNTY	5608 Ashlan Ave	93727	495-061-25		MHDR	R-3	5.8	29	3.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	58	0	0	58	Clovis SOI (Tarpey Village), 5th District		
FRESNO COUNTY																					
FRESNO COUNTY																					
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Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
FRESNO COUNTY	W Shaw Ave & N 3rd Ave	93710	016-480-30	10	10	0	0	Shortfall of Sites	0.98	OC	RP	MHDR	R-3	20	29	20	Vacant	Vacant	Biola Community, 1st District	To be rezoned 20 du/ac min, used in prior cycle but upzoned from previous zoning	
FRESNO COUNTY	S West Ave & W Superior Ave	93609	043-060-75	83	83	0	0	Shortfall of Sites	8.26	MDR	R1	MHDR	R-3	20	29	166	Vacant	Vacant	Caruthers Community, 4th District	To be rezoned 20 du/ac min	
FRESNO COUNTY	N Polk Ave & W Shields Ave	93722	511-021-13	20	21	0	0	Shortfall of Sites	2.03	RR	RR	MHDR	R-3	20	29	41	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	W Clinton Ave & N Valentine Ave	93722	312-092-41	23	23	0	0	Shortfall of Sites	2.27	RR	RR	MHDR	R-3	20	29	46	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	North Hayes Ave & W Shields Ave	93722	511-021-02	11	12	0	0	Shortfall of Sites	2.22	RR	RR	MHDR	R-3	20	29	23	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	North Hayes Ave & W Shields Ave	93722	511-021-03	11	12	0	0	Shortfall of Sites	2.22	RR	RR	MHDR	R-3	20	29	23	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	5946 W Shields Ave	93722	511-021-04	11	12	0	0	Shortfall of Sites	2.22	RR	RR	MHDR	R-3	20	29	23	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	W Shields Ave & N Polk Ave	93722	511-021-07	24	24	0	0	Shortfall of Sites	2.37	RR	RR	MHDR	R-3	20	29	48	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	N Blythe Ave & W Shields Ave	93722	511-031-47S	23	23	0	0	Shortfall of Sites	2.3	MDR-R	AL-20	MHDR	R-3	20	29	46	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	N Blythe Ave & W Shields Ave	93722	511-031-48S	23	23	0	0	Shortfall of Sites	2.3	MDR-R	AL-20	MHDR	R-3	20	29	46	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	3027 N Blythe Ave	93722	511-031-49S	41	42	0	0	Shortfall of Sites	4.15	MDR-R	AL-20	MHDR	R-3	20	29	83	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	W McKinley Ave & N Valentine Ave	93722	449-040-05	32	33	0	0	Shortfall of Sites	3.26	RR	RR	MHDR	R-3	20	29	65	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	W McKinley Ave & N Valentine Ave	93722	449-040-55	31	31	0	0	Shortfall of Sites	3.11	RR	RR	MHDR	R-3	20	29	62	Vacant	Vacant	W Fresno SOI, 1st District	To be rezoned 20 du/ac min	
FRESNO COUNTY	W Wood Ave & S Marks Ave	93656	055-161-21S	35	36	0	0	Shortfall of Sites	3.55	MDR	R1, R2, R2-A	MHDR	R-3	20	29	71	Vacant	Vacant	Riverdale Community, 4th District	To be rezoned 20 du/ac min	
FRESNO COUNTY																					
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FRESNO COUNTY																					