

HOW CAN WE MEET OUR HOUSING NEEDS?

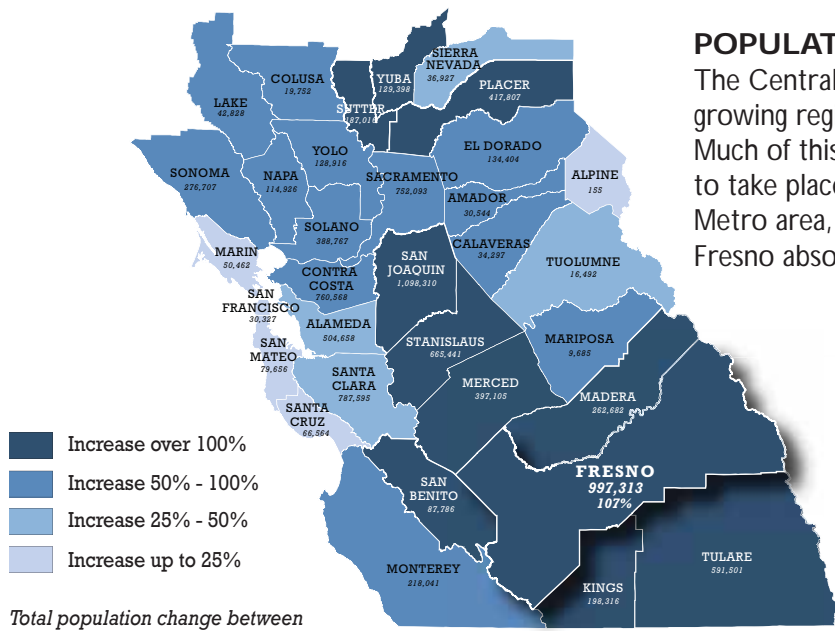
The Challenge

Population is growing rapidly and household demographics are changing

Fresno County is expected to grow by one million people by 2050.

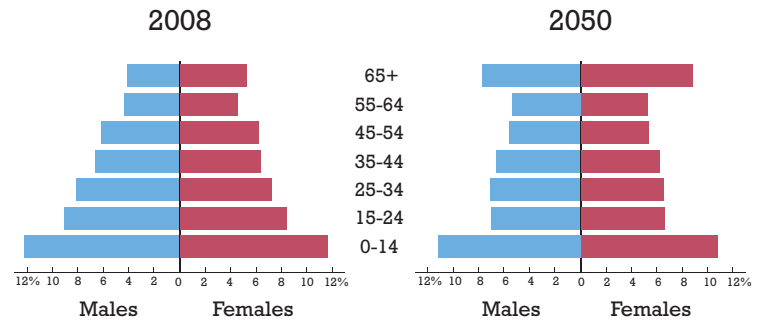
Source: California DOF

Projected Population Change 2000 – 2050



Projected Fresno County Population

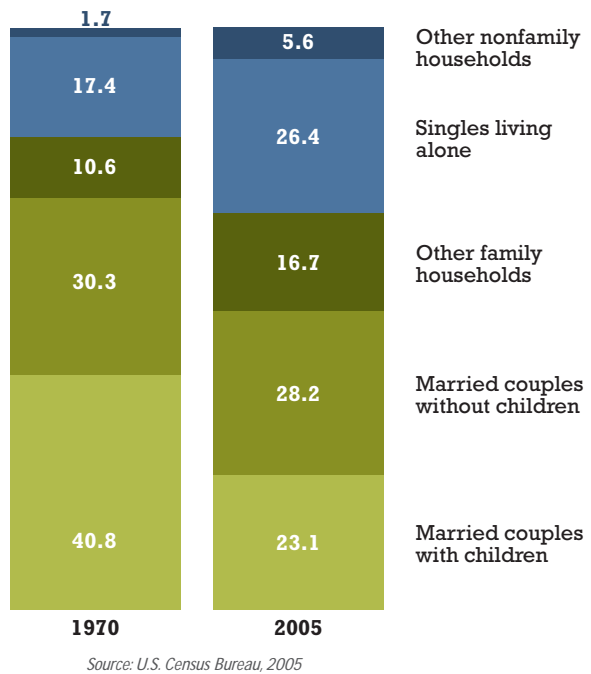
Percent distribution by age and gender



CHANGING DEMOGRAPHICS. Our population is changing. Today, people over 65 make up 9% of the population in Fresno County. By 2050, that proportion will grow to 16%. Our housing supply must respond to changing trends.

How can housing respond to household needs?

Households by Type: 1970 and 2005, Percent distribution



HOUSEHOLDS BY TYPE. Since 1970, the proportion of singles, single parents, empty nesters, and seniors has grown. Studies show that these households prefer **smaller and multifamily housing types.**

Source: Urban Land Institute, 2003



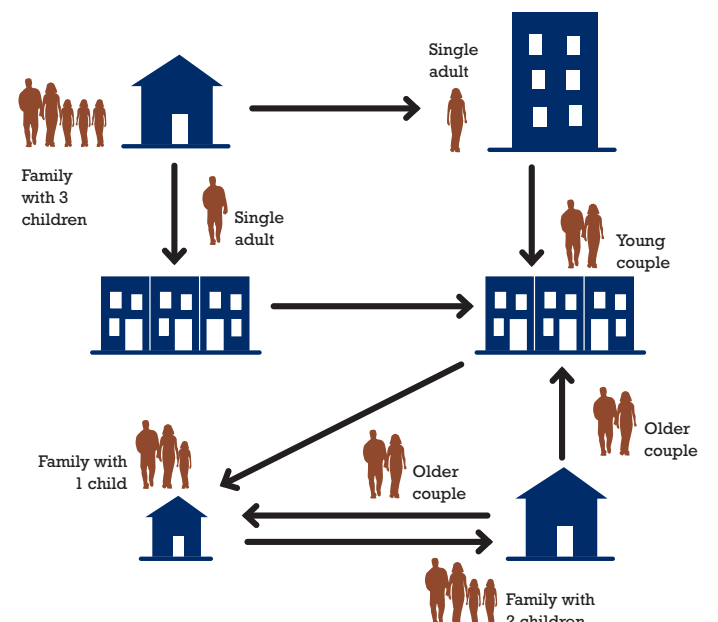
Married couples with children, the primary market for single family homes, now account for **only 23% of all households.**

Yet, single family homes accounted for **78% of all new construction** in Fresno during 2006.

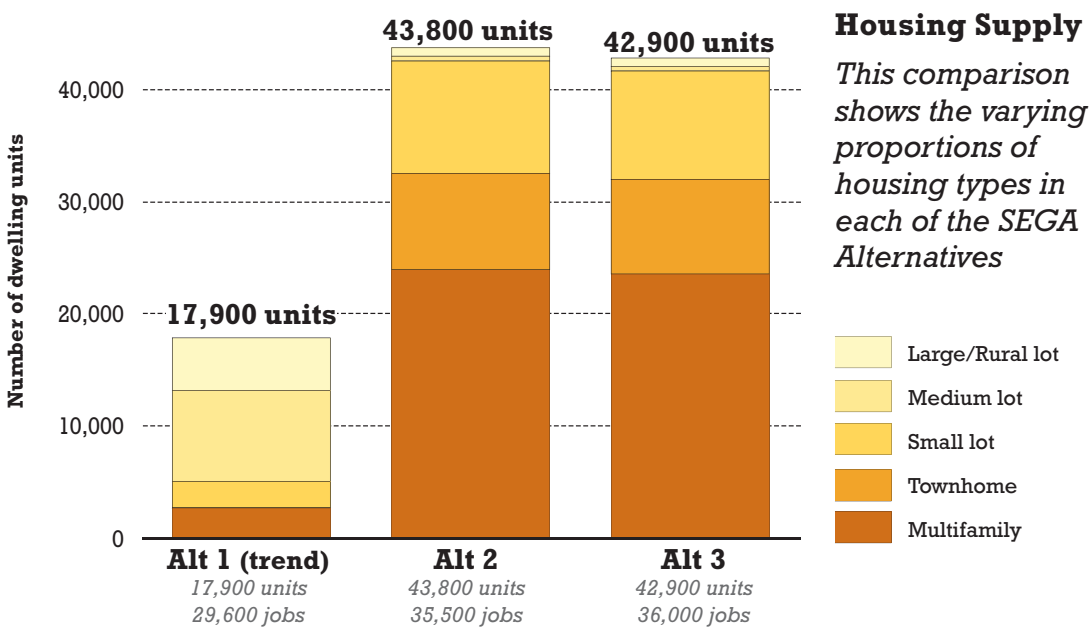
Source: City of Fresno Planning, 2007

Source: www.tvcrazy.net

THE HOUSING LIFE CYCLE. As people go through the stages of life, their housing needs change.



How can SEGA help?



Accommodating a Growing Population with a Mix of Housing Types

SEGA Alternatives 2 and 3 provide between 25,000 and 26,000 more homes than Alternative 1, including a diversity of single family, townhome, and multifamily housing options

SINGLE FAMILY HOUSING:

Alternatives 2 and 3 provide a range of single family housing options, from attached units, to small-lot and medium-lot homes, and rural lots. The mix reflects the diverse and changing needs of Fresno's life cycle needs.

MULTIFAMILY HOUSING:

Alternatives 2 and 3 provide a diversity of multifamily housing products, from 2-3 story walk-up apartments to higher-density buildings in community centers and the regional center.

