2015 Community Workshops:
October 19, 20, 21, 26, 27, 28 and November 2, 3
Goals for Workshop

• Understand what the Housing Element is
  – What is affordable? What are the housing issues in Fresno?

• Discuss the Housing Element update process

• Share your perspectives about housing issues and ideas about where new housing should be located
Housing Element Facts

- State-mandated planning document for housing – 1 of 7 state-required elements of the Comprehensive Plan
- Only General Plan element that requires review and “certification” by a State agency - California Department of Housing & Community Development (HCD)
Periodic updates required by State law

- 2015-2023 update due December 31, 2015 (plus 120-day grace period)
- If adopted on time, Housing Element valid for eight years
Housing Element Content

Constraints to Housing Development
- Governmental
- Market
- Environmental

Resources and Sites Inventory
- Sites for all Income Levels
- Administrative Resources
- Financial Resources

Needs Assessment
- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Progress toward Implementing Previous Housing Element

Housing Plan 2015-2023
What is Affordable Housing?

- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income
- Cost burden in the City of Fresno:
  - 45% of all households
  - 37% of owner households
  - 54% of renter households

Sources: U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) Data, 2006-2010
## State Income Thresholds

Affordable housing = 30% of household income

<table>
<thead>
<tr>
<th>Income Level</th>
<th>1-Person</th>
<th>2-Person</th>
<th>3-Person</th>
<th>4-Person</th>
<th>5 Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (0-30% AMI)</td>
<td>$12,150</td>
<td>$15,930</td>
<td>$20,090</td>
<td>$24,250</td>
<td>$28,410</td>
</tr>
<tr>
<td>Very Low (31-50% AMI)</td>
<td>$20,300</td>
<td>$23,200</td>
<td>$26,100</td>
<td>$28,950</td>
<td>$31,300</td>
</tr>
<tr>
<td>Low (51-80% AMI)</td>
<td>$32,450</td>
<td>$37,050</td>
<td>$41,700</td>
<td><strong>$46,300</strong></td>
<td>$50,050</td>
</tr>
<tr>
<td>Moderate (81-120% AMI)</td>
<td>$48,650</td>
<td>$55,600</td>
<td>$62,550</td>
<td>$69,500</td>
<td>$75,050</td>
</tr>
</tbody>
</table>

AMI = Area Median Income  
Fresno County AMI = $ 57,900  
Source: CA HCD, 2015
Affordable Housing Cost

Registered Nurse: $84,190
High School Teacher: $76,450
Police/Sheriff Officer: $67,430
Firefighter: $49,790
Low Income Family of 4: $46,300
Truck Driver: $42,030
Very Low Income Family of 4: $29,680
Retail Cashier: $23,690
Farmworker (Crops/Nursery): $19,110
Cook, Fast Food: $18,880
Retiree (Social Security): $15,936

$884 Average Rent in the City of Fresno
$988 Estimated Average Monthly Mortgage: Home in the City of Fresno
$1,064 Estimated Average Monthly Mortgage: Home in Fresno County

Sources: U.S. Department of Labor, Bureau of Labor Statistics: May 2014 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates, Fresno, CA; U.S. Social Security Administration; Zillow.com; Livability.com; Realtor.com Mortgage Calculator; California Department of Housing and Community Development, 2015 Income Limits
Other Housing Needs

• 10% of housing units are overcrowded
• 6% of housing units need rehabilitation (based on a 2010 survey)
• 29% of Fresno households live below the poverty level
## Regional Housing Needs Allocation

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Population 2010</th>
<th>Housing Units 2010</th>
<th>RHNA (2013-2023)</th>
<th>% of County RHNA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clovis</td>
<td>93,631</td>
<td>35,306</td>
<td>6,328</td>
<td>15%</td>
</tr>
<tr>
<td>Coalinga</td>
<td>18,087</td>
<td>4,344</td>
<td>589</td>
<td>1%</td>
</tr>
<tr>
<td>Firebaugh</td>
<td>7,549</td>
<td>2,096</td>
<td>712</td>
<td>2%</td>
</tr>
<tr>
<td>Fowler</td>
<td>5,570</td>
<td>1,842</td>
<td>524</td>
<td>1%</td>
</tr>
<tr>
<td>Fresno</td>
<td><strong>494,665</strong></td>
<td><strong>171,288</strong></td>
<td><strong>23,565</strong></td>
<td><strong>57%</strong></td>
</tr>
<tr>
<td>Huron</td>
<td>6,754</td>
<td>1,602</td>
<td>424</td>
<td>1%</td>
</tr>
<tr>
<td>Kerman</td>
<td>13,544</td>
<td>3,908</td>
<td>909</td>
<td>2%</td>
</tr>
<tr>
<td>Kingsburg</td>
<td>11,382</td>
<td>4,069</td>
<td>374</td>
<td>1%</td>
</tr>
<tr>
<td>Mendota</td>
<td>11,014</td>
<td>2,556</td>
<td>554</td>
<td>1%</td>
</tr>
<tr>
<td>Orange Cove</td>
<td>9,078</td>
<td>2,231</td>
<td>669</td>
<td>2%</td>
</tr>
<tr>
<td>Parlier</td>
<td>14,494</td>
<td>3,494</td>
<td>588</td>
<td>1%</td>
</tr>
<tr>
<td>Reedley</td>
<td>24,194</td>
<td>6,867</td>
<td>1,311</td>
<td>3%</td>
</tr>
<tr>
<td>Sanger</td>
<td>24,270</td>
<td>7,104</td>
<td>1,218</td>
<td>3%</td>
</tr>
<tr>
<td>San Joaquin</td>
<td>4,001</td>
<td>882</td>
<td>378</td>
<td>1%</td>
</tr>
<tr>
<td>Selma</td>
<td>23,219</td>
<td>6,813</td>
<td>605</td>
<td>1%</td>
</tr>
<tr>
<td>Unincorp. Areas</td>
<td>166,998</td>
<td>---</td>
<td>2,722</td>
<td>7%</td>
</tr>
<tr>
<td>Fresno County</td>
<td>930,450</td>
<td>315,531</td>
<td>41,470</td>
<td>100%</td>
</tr>
</tbody>
</table>

### Regional Housing Needs Allocation

<table>
<thead>
<tr>
<th>Income Group</th>
<th>% of County AMI</th>
<th>Fresno RHNA (2013-2023)</th>
<th>% of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>0-50%</td>
<td>5,666</td>
<td>24%</td>
</tr>
<tr>
<td>Low</td>
<td>51-80%</td>
<td>3,289</td>
<td>14%</td>
</tr>
<tr>
<td>Moderate</td>
<td>81-120%</td>
<td>3,571</td>
<td>15%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>120% +</td>
<td>11,039</td>
<td>47%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>23,565</td>
<td>100%</td>
</tr>
</tbody>
</table>

**City of Fresno:**
- 23,565 Units
- 56.8% of County

**Remainder of Fresno County:**
- 17,911 Units
- 43.2% of County
Goal for accommodating housing need through land use policies and planning (zoning)

- NOT a construction obligation

Affordability of units based on AB 2348

- Establishes “default density”
- Sites with density of at least 30 du/acre = considered affordable
- Does not dictate the type of future development on these sites; only assumes that higher densities can lower per-unit development costs
Strategic Direction for Future Growth

The Fresno General Plan (2014) emphasizes:

• Shift from suburban growth to increased urban development
• Efficient, Downtown infill development
• Neighborhood revitalization
• New Activity Centers along new Bus Rapid Transit routes
• Transit Oriented Development along major streets
• Business Park campuses at small and large scales
Housing Element Update Process

Public Input

Phase 1
- Community Meetings to Receive Input (Fall 2015)
- Evaluate Any New Constraints and Update Land Inventory and Resources (Fall 2015)
- Revise Housing Policies and Programs and Prepare Draft Housing Element (Fall 2015)

Phase 2
- CEQA Review (Winter 2015)
- HCD Review (Winter 2015)
- Public Adoption Hearings (February 2016)

Public Input
What is Fair Housing?

Having equal opportunity to choose where to live (depending only on whether you are able to pay the rent or mortgage) without being discriminated against or treated differently than other people.
Housing Discrimination is Illegal

The State and Federal Fair Housing laws prohibit discrimination based on:

- Race, color, national origin, religion, gender, sexual orientation, source of income, disability, presence of children, among other arbitrary factors

If you think you’ve been discriminated against, talk to a housing counselor:

Fair Housing Council of Fresno County
(559) 244-2950
http://www.fhc-cc.org/
Workshop Guidelines

• Listen actively and respect others when they are talking
• Speak from your own experience
• Encourage different perspectives
• Focus objectively on ideas — it’s okay to disagree
• Participate! We want to hear your ideas.
What are Your Thoughts?

- Where does housing need to be improved or rehabilitated?
- Where are issues of homelessness most prevalent?
- Where is housing unaffordable?
- Where should new housing go?
What are Your Thoughts?

• What are the major housing issues in Fresno?
• Have you seen housing discrimination in your neighborhood?
• What are the challenges to overcome?
• Ideas for new housing programs?
We Want to Hear from You

• Community Workshops
  – Oct. 19, 20, 21, 26, 27, 28 and Nov. 2, 3
    All workshops begin at 6:30 PM

• Housing Commission, Planning Commission, and City Council Study Sessions (December 2015 and January 2016)

• Additional meetings on Fair Housing planned for early 2016

• Website: www.fresno.gov/housingelement

• Email Staff: HousingElement@fresno.gov

• Public Hearings for Housing Element (Planning Commission & City Council) anticipated February 2016
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