



City of Fresno
DRAFT 2021-2022
HOME-ARP Allocation Plan

April 21, 2022

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Public Comment

This is a draft document that has been made available for public review and comment.

The Public Comment Period will begin April 21, 2022 and conclude on May 6, 2022 at 5 PM. Residents are encouraged to submit comments by one of the following methods:

Submit Comments by Mail:

City of Fresno
Planning and Development Department
Attn: Housing and Community Development Division
2600 Fresno Street Room 3065
Fresno, CA 93721

Submit Comments by Email:

HCDD@fresno.gov

Please include "2021 HOME-ARP Allocation Plan" in the subject line

Submit Comments by Phone:

559-621-8300

Submit Comments by TTY:

559-621-8721

Submit Comments by Fax:

559-457-1579

Submit Comments by Survey:

<https://www.surveymonkey.com/r/5QZDLZ8>

or by scanning the QR code below:



Residents may also submit comments during a May 26, 2022, Public Hearing at approximately 10:00 A.M., prior to City Council consideration of the Plan. For participation instructions, visit <https://fresno.legistar.com/Calendar.aspx> and select the agenda for the May 26, 2022 meeting. For additional accommodations, please contact the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov at least three business days prior to the meeting.

The HOME-ARP Program

Background

On March 11, 2021, President Biden signed the American Rescue Plan Act (ARP) of 2021 into law allocating \$1.9 trillion in relief to address the impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. Congress appropriated \$5 billion in ARP funds through the HOME Investment Partnership program (HOME-ARP) to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. The City of Fresno is eligible for nearly \$11,922,873 in HOME-ARP funds.

Allowable Activities

Tenant-Based Rental Assistance (TBRA)

Funds may be used to provide TBRA to qualifying households. In HOME-ARP TBRA, the City assists a qualifying household with payments to cover the entire or insufficient amounts that the qualifying household cannot pay for housing and housing-related costs, such as rental assistance, security deposits, and utility deposits. HOME-ARP TBRA assisted households may choose to rent a unit in a HOME-ARP rental project or any other eligible rental unit. HOME-ARP TBRA is a form of rental assistance that is attached to the household and not a particular rental unit. Therefore, the HOME-ARP TBRA assisted household may choose to move to another unit with continued HOME-ARP TBRA as long as the new unit meets the applicable property standards. If a HOME-ARP TBRA assisted household chooses to move, the rental assistance contract terminates and a new rental assistance contract for the new unit will be executed according to HOME-ARP TBRA requirements.

Development and Support of Affordable Housing

HOME-ARP funds may be used to acquire, rehabilitate, or construct affordable rental housing primarily for occupancy by households of individuals and families that meet the definition of qualifying households. Unlike the regular HOME Program, which targets HOME-assisted rental units based on tenant income, 70 percent of all HOME-ARP units will admit households based only upon their status as qualifying households.

Eligible HOME-ARP rental housing includes, but is not limited to, manufactured housing, single room occupancy (SRO) units, and permanent supportive housing. Emergency shelters, hotels, and motels (including those currently operating as non-congregate shelter), facilities such as nursing homes, residential treatment facilities, correctional facilities, halfway houses, and housing for students or dormitories do not constitute housing in the HOME-ARP program. However, HOME-ARP funds may be used to acquire and rehabilitate such structures into HOME-ARP rental housing.

Providing Supportive Services

Funds may be used to provide a broad range of supportive services to qualifying individuals or families as a separate activity or in combination with other HOME-ARP activities. Supportive services include the following eligible costs:

1. Child care for program participants, including providing meals and snacks, and comprehensive and coordinated developmental activities.
2. Improving knowledge and basic educational skills.

3. Establishing and/or operating employment assistance and job training programs, including classroom, online and/or computer instruction, on-the-job instruction, services that assist individuals in securing employment, acquiring learning skills, and/or increasing earning potential. The cost of providing reasonable stipends to program participants in employment assistance and job training programs is also an eligible cost.
4. Providing meals or groceries to program participants is eligible
5. Assisting eligible program participants to locate, obtain, and retain suitable housing.
6. Fees charged by licensed attorneys and by person(s) under the supervision of licensed attorneys, for advice and representation in matters that interfere with a qualifying individual or family's ability to obtain and retain housing.
7. Teaching critical life management skills that may never have been learned or have been lost during the course of physical or mental illness, domestic violence, dating violence, sexual assault, stalking, human trafficking, substance abuse, and homelessness. These services must be necessary to assist the program participant to function independently in the community.
8. Direct outpatient treatment of mental health conditions that are provided by licensed professionals.
9. Direct outpatient treatment of medical conditions when provided by licensed medical professionals.
10. Activities to engage qualified populations for the purpose of providing immediate support and intervention, as well as identifying potential program participants.
11. Substance abuse treatment services that are designed to prevent, reduce, eliminate, or deter relapse of substance abuse or addictive behaviors and are provided by licensed or certified professionals.
12. Transportation.
13. Assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant(s).
14. Mediation between the program participant and the owner or person(s) with whom the program participant is living, provided that the mediation is necessary to prevent the program participant from losing permanent housing in which the program participant currently resides.
15. Credit counseling and other services necessary to assist program participants with critical skills related to household budgeting, managing money, accessing a free personal credit report, and resolving personal credit problems. This assistance does not include the payment or modification of a debt.
16. Liaison services between property managers/owners and program participants.
17. Services for special populations, such as victim services, so long as the costs of providing these services are eligible. The term victim services means services that assist program participants who are victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking including services offered by rape crisis centers and domestic violence shelters, and other organizations with a documented history of effective work concerning domestic violence, dating violence, sexual assault, stalking, or human trafficking.
18. Payments to housing owners, utility companies, and other third parties for rental application fees, security deposits, utility deposits, utility payments, moving costs, first and last month's rent, and/or rental arrears.
19. Short-term (up to 3 months) or medium-term (3 to 24 months) financial assistance for rent, provided that the total financial assistance provided, including any pre-payment of first and last month's rent as described above, does not exceed 24 months of rental payments over any 3-year period.

Acquisition and Development of Non-Congregate Shelter Units

A non-congregate shelter (NCS) is one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement. HOME-ARP funds may be used to acquire and develop HOME-ARP NCS for individuals and families in qualifying populations. This activity may include but is not limited to the acquisition of land and construction of HOME-ARP NCS or acquisition and/or rehabilitation of existing structures such as motels, hotels, or other facilities to be used for HOME-ARP NCS. HOME-ARP funds may not be used to pay the operating costs of HOME-ARP NCS. Consequently, the City must consider the availability of ongoing operating funds for the HOME-ARP NCS so that the HOME-ARP NCS can remain viable through the restricted use period.

Administration and Planning

The City may expend, for payment of reasonable administrative and planning costs, up to 15 percent of its HOME-ARP allocation. Reasonable costs include costs related to program management, coordination, monitoring, and evaluation of the program; staff overhead costs of the City directly related to carrying out a HOME-ARP project; providing information and other resources to residents and citizen organizations participating in the planning, implementation, or assessment of projects being assisted with HOME-ARP funds; activities to affirmatively further fair housing; indirect costs under a cost allocation plan; preparation of the HOME-ARP Allocation Plan; and costs of complying with the applicable Federal requirements.

Funds available under the HOME-ARP appropriation for administration and planning may not be used to pay costs attributable to the regular HOME Program.

Qualifying Populations

HOME-ARP requires that funds be used to primarily benefit individuals and families in the following specified “qualifying populations.” Any individual or family who meets the criteria for these populations is eligible to receive assistance or services funded through HOME-ARP without meeting additional criteria (e.g., additional income criteria). Veterans and families that include a veteran family member that meet the criteria for one of the qualifying populations described below are eligible to receive HOME-ARP assistance.

1. People experiencing homelessness
2. People at risk of homelessness
3. People fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking
4. Other populations where providing supportive services or assistance would prevent the family’s homelessness or would serve those with the greatest risk of housing instability

For additional information about the HOME-ARP program regulatory requirements, visit <https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>

Consultation

Before developing its plan, the City of Fresno must consult with the Fresno-Madera Continuum of Care, homeless and domestic violence service providers, veterans’ groups, the Fresno Housing Authority, public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum.

Summary of the Consultation Process

The City organized individual virtual and teleconference meetings with agencies and organizations to obtain feedback on the HOME-ARP Allocation Plan. In total, 13 agencies and organizations were consulted representing veterans, domestic violence survivors, elderly residents, people with access and functional needs, people living with HIV/AIDS, and more. Over the course of the consultation period, the City collected information about the level of need among qualifying populations within the City limits.

Organizations Consulted and Summary of Feedback

Table 1 - Organizations Consulted and Summary of Feedback

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Fresno Housing Authority	Public Housing Authority	Virtual Meeting (12/6/2021)	Affordable housing units should be top priority coupled with wrap-around services with intensive case management
Fresno/Madera Continuum of Care	Continuum of Care	Virtual meeting (1/6/2022 & 1/13/2022)	Tenant-based rental assistance needs to be combined with supportive services; use funds to add housing units
Elder Abuse Services, Inc.	Elder Abuse Service Providers	Virtual meeting (1/18/2022)	Elderly residents need the ability to relocate for a minimum of 90 days to an undisclosed location; wrap-around services need to be a component of the care received; at any time, it is likely that 100 people are in imminent danger
Disability Advisory Commission	City Commission (Equal Access for Citizens with Disabilities)	Virtual meeting (11/19/2021 & 1/28/2022)	Would like to see these funds used for homeless prevention instead of reaction; housing vouchers are eligible for units that have not been maintained, so incentivizing maintenance is needed; moving assistance is needed; housing units need to take into consideration residents with smell sensitivities, decibel range sensitivities, and who need ramps; allowing for additional rental allowance for residents with disabilities; more accessible housing is needed because there is low turnover by residents; provide incentives to construction companies to develop tiny homes – tiny homes can be more accessible for

			people with fatigue; people with intersectional identities should be made a preferential qualifying population; funds should be used to modify existing homes; provide property owners an incentive to work with the Fresno Housing Authority
RH Community Builders	Homeless Services Provider	Virtual meeting (2/14/2022)	Housing units that can scale up or down depending on the size of the family – ideally can fit a family of 10; hotel rooms with adjoining doors are helpful; allocate more resources toward prevention; continue the Eviction Protection Program; create safe housing opportunities for LGBTQIA+ residents; staff who can address addiction and mental health needs; more housing units for people with functional and accessible needs; an on-site nursing assistant
WestCare of California, Inc.	Homeless Services Provider	Virtual meeting (2/15/2022)	Develop a tiny home village with a central hub for single residents and couples; central hub should include substance abuse treatment, mental health help, a mobile medical clinic, educational opportunities, and instant job opportunities; rent-to-own tiny homes or condominiums; provide intensive case management with a focus on stability, life skills development, and employment opportunities; low- or no-barrier employment opportunities; mobile showers and laundry; motel vouchers for people fleeing domestic violence
Community Housing Council	Fair Housing Services Provider	Telephone interview (2/24/2022)	Extend the rent moratorium; use funds to bring tenants current in their rent; the organization averages 3-4 calls per week from residents in need; courses on budgeting would be helpful; additional Fair Housing education/counseling
Fresno Interdenominational Refugee Ministries (FIRM)	Refugee Services Provider	Virtual meeting (3/1/2022)	Create services that are accessible to people in all languages; there has been a large increase in southeast Asian homelessness over the last 5 years; more tenant-based rental assistance needed; case management with trauma-informed goals needed; transportation to, and from, appointments; legal support needed to help clear legal record (housing opportunities lost unless felonies can be downgraded); need flexibility to provide clients with money directly; build more affordable housing units in areas that are walkable, especially for elderly

			residents who are on SSDI or SSI; build transitional housing solely for refugees
US Veterans Affairs – Fresno	Government entity	Virtual meeting (3/4/2022)	More housing needed in areas where drug usage is not high and number of bugs is low; funding needed for long-term care in excess of 21 days; appointments for services need to be available immediately; transportation needed to get to housing and other appointments; increase disability ratings by helping veterans get re-evaluated; HUD-VASH kicks tenants out after one year without recertification
Central California Legal Services	Fair Housing Services Provider	Virtual meeting (3/4/2022)	Need more permanent housing; City should leverage HOME-ARP funds to further development of affordable housing; identify abandoned housing to convert to affordable housing; single-family rentals are heavily favored toward landlords – increase multi-family units throughout Fresno
Fresno Vet Center	Veteran Services Provider	Virtual meeting (3/4/2022)	Transportation is needed for veterans to housing and other meetings; more outreach to veterans needed; would like to see events like Central Valley Veterans’ Stand Down occur more frequently than annually, and make them exclusively for veterans; intensive case management with wrap-around services
Central Valley Veterans	Veterans Services Provider	Virtual meeting (3/7/2022)	Greatest need lies with families and people with pets – then single women – then single men; there are no resources to keep families together; need safe, quality, affordable housing; need assistance with getting sustainable jobs and learning to budget money; mental health services are needed; child care opportunities needed; automotive repair assistance needed; help paying for job equipment and utilities; need someone to help people identify appropriate housing opportunities; need a central call number for people who are looking for housing to help residents navigate resources
Hope & Effort Appropriately Thriving (HEAT) for South West Fresno	Community group	In-person meeting (3/28/2022)	When presented an opportunity to provide input on the HOME-ARP Allocation Plan, the members of HEAT declined
Marjaree Mason Center	Domestic Violence Service Provider	Virtual meeting (11/23/2021)	Additional units need to be made available for survivors of domestic violence and their children; child care is needed for this population; other supportive services needed

			like mental health, physical health, and transportation
Poverello House	Homeless Services Provider	Virtual meeting (11/23/2021)	Mobile laundry, showers, and permanent free bathrooms are needed by people experiencing homelessness; somewhere to store belongings like a locker in a safe location

Public Participation

The City must provide for and encourage citizen participation in the development of the HOME-ARP Allocation Plan. Before submission of the Plan, the City must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP Allocation Plan of no less than 15 calendar days. The City must follow its adopted requirements for “reasonable notice and an opportunity to comment” for the plan amendments in its current Citizen Participation Plan. In addition, the City must hold at least one public hearing during the development of the HOME-ARP Allocation Plan and prior to submission.

For the purposes of HOME-ARP, the City is required to make the following information available to the public:

- ***The amount of HOME-ARP funds the City will receive***
- ***The range of activities the City may undertake***

Public Comment Period – April 21, 2022 – May 6, 2022

The public comment period for the HOME-ARP Allocation Plan began on April 21, 2022 and concludes on May 6, 2022 at 5 PM. A Public Notice was published in the Fresno Bee on April 21, 2022 and included information regarding how comments could be submitted. Additionally, the City advertised the public comment period through social media and news outlets.

Public Hearing – May 26, 2022

The Public Hearing for the HOME-ARP Allocation Plan is scheduled for May 26, 2022, at approximately 10:00 A.M., prior to City Council consideration of the Plan. Public comments will be accepted in person and via Zoom participation.

In addition to the dates listed above for the Public Hearing and Public Comment Period, a public hearing was held at the January 27, 2022, meeting of the Fresno City Council which included a presentation on HOME-ARP and provided an opportunity for public comment. There were also four virtual community needs meetings conducted on January 19, 20, 24, and 25, 2022 where information about the HOME-ARP program was presented and feedback requested.

Efforts to Broaden Public Participation

In addition to the Public Notice being published in the Fresno Bee and the number of virtual community needs meetings it conducted, the City posted information detailing ways to provide input on the City’s website under the Housing and Community Development Division’s webpage and the City Clerk’s webpage. The City also distributed a questionnaire via email to a database of more than 500 individuals and stakeholders who expressed interested in being kept informed about housing related topics and public comment opportunities to better determine uses for funds and gaps in services. Additionally, the

City advertised the opportunities to comment on the HOME-ARP Allocation Plan using posts on its Facebook and Twitter pages. The City also held an in-person meeting with approximately 10 residents when local rules regarding COVID-19 permitted. Finally, the City also published information about opportunities to provide public comment on community calendars operated by local news outlets ABC30, KMPH FOX26, and YourCentralValley.

The City must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP Allocation Plan

Summary of Comments and Recommendations Received

Community Needs Consultation Questionnaire Responses:

Question: What is most-needed to address the following priority? Provide assistance for the homeless and those at risk of becoming homeless through safe low-barrier shelter options, housing first collaborations, and associated supportive services.

Responses:

1. Sustainable funding for ongoing services and investment in property developments for affordable housing
2. The area needs safe, secure and clean low-barrier shelters with supportive services. This includes an increase of beds, specifically for households with children. Transportation to get to those services is vital. Housing needs to allow people to stay in a unit (with their own valuables) until they can acquire an appropriate next step housing. Flexible funding to assist with helping individuals more easily move towards self-sufficiency (car payment, PG&E, childcare, fines/fees owned, clothing for interviewing) and linkages for job placements are an additional resource that help people become successfully housed.
3. Not allowing anyone to sleep outside on a sidewalk or any public or private space
4. Support services should be a priority - mental health support, drug rehabilitation and social skills.
5. Coordination of city and non-profit resources, collaboration with school district and other community service agencies. Available shelter and mental health options.
6. Funding for acquisition and operations of low barrier shelter.
7. Do a review of every parcel of Fresno government-owned vacant property to determine its viability as possible housing sites
8. Appropriate partnerships/ collaboration Appropriate training for everyone involved
9. Universal Basic Income. Make the person responsible for their own decisions on housing, food, and other decisions. Homeless people we work with want to be housed. They can't afford it. UBI would allow them a foundation to pay rent and stay house if that is what they want to be.

10. Continue rental/mortgage assistance to prevent homelessness; allow for temporary safe camps with services (can be organized by nonprofit/charitable orgs); continue with hotel renovations; allow rv parking in backyards; support tiny home villages; employ housing first principles throughout (but don't let housing first be the enemy of temporary shelters - immediate relief is needed), but also think of dignity-first as well. Even temporary shelter should not feel undignified.
11. Statewide support for in-patient mental health services and laws to help mandate drug treatment programs.
12. More than the required minimum of accessible units. More low barrier options for people experiencing homelessness. LGBTQ+ Cultural and identity training for staff providing these services, with an emphasis on working with people who are transgender; more consistent policies for working with transgender individuals that do not unnecessarily segregate or "out" them.

Question: Under HOME-ARP, the City is able to designate preferred populations within the qualified populations enumerated by HOME-ARP regulations. Of the following qualifying populations, which, if any, should be given preferential consideration and why?

Responses:

1. People experiencing homelessness – 4 respondents
2. People at risk of homelessness – 7 respondents
3. People fleeing, or attempting to flee, domestic violence, sexual assault, stalking, or human trafficking – 6 respondents
4. Households who have previously been homeless and are currently housed due to temporary or emergency assistance – 3 respondents
5. Households who have an annual income that is less than or equal to 30% of the area median income and is paying more than 50% of the monthly household income toward housing costs – 1 respondent
6. Veterans and families that include a veteran family member that meet the criteria for one of the qualifying populations – 3 respondents
7. Households who have an annual income that is less than or equal to 50% of the area median income and has met at least one of the following conditions: Moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance; is living in the home of another person because of economic hardship; has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals; lives in a single-room occupancy or efficiency apartment unit in which there reside more than

two people or lives in a larger housing unit in which there reside more than 1.5 people per room; is exiting a publicly funded institution, or system of care (such as a healthcare facility, a mental health facility, foster care or other youth facility, or correction program or institution; otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified by the City's 5-year consolidated plan – 5 respondents

Choice Explanations:

1. The at-risk population has little access to supportive housing resources.
2. People who are in transition - those on the way up to a permanent living arrangement, and those on the way down from one. This could protect them from ending up unhoused.
3. I think we begin with those most in crisis, and work our way outward to those with less pressing need. I think we can't successfully begin by trying to take on everything.
4. The number of people experiencing homelessness is skyrocketing and it impacts the quality of life for all residents. The core causes of homelessness can only be addressed when people are safe and their basic needs are met.
5. Be proactive and prevent potential homelessness is easier than trying to fix homelessness.
6. Prioritize people in immediate danger; prevent people at the brink of homelessness.
7. Domestic violence can result in a sudden loss of a support structure. Some may not consider these victims as homeless due to income. But our federal laws should be altered to consider special circumstances for victims of domestic violence, human trafficking and other victims of crimes resulting in homelessness.
8. There are not enough supports and resources for individuals at risk of experiencing homelessness. More financial supports that are easier to access for folks who are at risk of losing their housing.

Question: What is most needed to address the following priority? Improve access to affordable housing for low-income and special needs households by partnering with interested developers to increase development of low-income and affordable housing in high opportunity areas, and by promoting the preservation and rehabilitation of existing affordable housing units.

Responses:

1. Policies that encourage and promote development, make it attractive to do business in Fresno, and reduce burdensome and detracting barriers to development
2. Increased availability of units, landlord engagement (with incentives to landlords to provide housing), and housing navigators to assist homeless individuals to secure housing.
3. Reduce the application process to one page to qualify for low income housing
4. Include neighborhood organizations that understand the needs of residents and are familiar with existing affordable housing.

5. This is a primary need. Finding developers interested in doing this type of work in the form of a pre-approved list of developers in this area, perhaps?
6. Funding to support the acquisition, rehabilitation, and services costs associated with affordable housing developments.
7. Incentivize developers by minimizing the cost of infrastructure upgrades along transit-oriented development corridors.
8. Property in locations that are a "step up" from locations that are currently being used. For example; a person who is or has challenges with drugs might be placed in a motel on Parkway Drive. This person will be triggered daily. The potential for this person to relapse is magnified. Create housing in North Fresno
9. The city needs to purchase and rehab homes and then sell it to low to moderate income workers. The city also needs to make grants to purchase homes for low to moderate income families available to make these transactions. Home ownership is the only pride to save these dilapidated neighborhoods.
10. Funding and active recruitment for competent and compassionate developers; tie funding to permanent affordability vs. 55 years; better tracking and action in regards to units that are exiting their affordability period; ensuring such development is allowed by right; look into possibility to adopt a tax incentive + grant funding for private property owners (<https://www.stpaul.gov/departments/planning-and-economic-development/housing/housing-trust-fund/4d-affordable-housing>); offer financial support to ADU development tied to affordability; partner with Fresno Housing to expand landlord outreach; include information on affordable housing options at the planning counter (in-person and online).
11. The construction of market rate housing of all types (not just Multi-family) to increase supply, lowering the cost of housing to reduce inflow to homelessness. Affordable housing should not just be "government subsidized" housing.
12. providing or requiring developers build more than the regulatory minimum number of units that are accessible for people with disabilities.

Question: What is most needed to address the following priority? Provide services to low-income and special needs households that develop human capital and improve quality of life.

Responses:

1. Person-centered approach geared toward building resiliency through education, job training, and health literacy
2. Helping individuals secure and maintain employment
3. Monthly check ins from a nurse or social worker?

4. People are important! Keep in mind, though, that households in mixed-use neighborhoods as just as valuable as residential neighborhoods.
5. Leverage successful Career-technical opportunities and job upskilling opportunities that exist in our community. On site job trainers/developers.
6. Provide programs for children and youth to give them a safe, positive place to thrive.
7. Provide funding to the DRIVE initiative.
8. Universal Basic Income (UBI).
9. Every neighborhood should have an easy way to access services. Consider the possibility of developing more community centers where services can be located or routed or partnering with local schools (maybe to have pop-up services on weekends, etc.).
10. Couple requirements with government aid, e.g. Welfare to Work. It is important to help folks in a desperate state but it should be conditioned on them taking up a choice of available opportunities. "Developing" human capital requires effort and investing time.
11. funding for community benefit organizations to assist with services and advocacy for individuals who are at risk of losing housing, as well as those who need assistance with requesting reasonable modifications to their home for accessibility.

Question: From your perspective, what is the biggest challenge facing the City of Fresno today?

Responses:

1. Rapidly rising costs of housing are significantly complicating the already precarious challenge of people experiencing homelessness, pushing more and more people, especially young adults, into the at-risk category.
2. Lack of a consistent and collaborative plan with all engaged entities that has accurate data analysis of the full picture of homelessness and the needs of those who are unhoused or unsafely housed. An ongoing system-gap analysis is vital to actually know what is available, what is funded and what needs to be in future priorities. This needs to be updated on a regular basis with projections for what programs will be defunded and which new programs have come online.
3. Homeless encampments on sidewalks
4. Of course housing, but always consider the obstacles other than physical buildings when assisting people to become or continue being housed - mental health, drug treatment, social skills, employment.
5. "The biggest challenge facing the City of Fresno today is the lack of technical assistance we have for the socially disadvantaged and underserved farmers, especially during the pandemic. Data from Asian Business Institute and Resource Center (ABIRC)'s intake form since March 2020 revealed that 87% of our small-scale, socially disadvantaged farmers (SDF) experienced

devastating sales losses due to the COVID-19 pandemic. Even with the crisis relief efforts, many could not apply for these efforts on their own due to language and technology barriers. Nearly 70% of these farmers did not qualify for crisis relief efforts because they did not have their financial records in a format that was acceptable for Small Business Administration loans and other debt-relief options. Local governments have struggled to outreach and work with the community in a culturally appropriate manner. Through the Crop Buy-Back Program, funded by the City of Fresno rescue dollars, ABIRC was able to assist over 250 small, local farmers, provide over 10,000 bags of free groceries to local needy families. The pandemic is still uncertain with the new variant, and the need for programs like the Crop Buy-Back is still critical to financially support small BIPOC farmers that reside in the City of Fresno."

6. Income disparity by zip code.
7. Poverty. We need pathways for people to get out of poverty, which will alleviate many of societal ailments such as gangs, drugs, domestic violence, homelessness, etc.
8. It's hard to pick only 1! It's probably implementing best-practice affordable housing models that can keep our housing developers engaged and simultaneously serve our city's low-income residents.
9. opportunities for housing in all areas of Fresno.
10. The City of Fresno for decades have been trying to solve other people's problems. Make and Give a UBI to all residents. Put the power of change in their hands. Residents need to be responsible for their livelihood. Local Government can then do their job of governing and keeping the peace.
11. Poverty. Even if Fresno is historically lower-cost than the rest of the state, many Fresnoans have struggled with housing cost burden. - We should examine rent control similar to how homeowners enjoy caps on property tax increases. - We should promote more variety of housing types to allow people to "right-size" their housing according to their needs, not just what is available. This should also include promoting condos, which are more affordable entries into homeownership. - And we should promote infill development to reduce car dependency, which is also expensive and has deleterious impacts to air quality.
12. Increasing crime and victimization of residents especially from arrested and charged criminals who are released. Homelessness is a close second but the laws need to change in order to address that on a large enough scale.
13. not enough low-barrier shelters, not enough accessible and affordable housing units

Community Needs Public Hearing Input on January 27, 2022

1. **Brunette Harris** made the following suggestions:
 - Objects to Community Workshops not being held in West Fresno
 - Would like the City to lose its HUD funding

2. **Robert McKloskey** made the following suggestions:
 - Look at housing-first rapid rehousing instead of shelter and temporary housing programs to reduce costs and improve outcomes
 - Use publically-financed low-income housing to eliminate for-profit developers from the process
 - Consider using modular houses for permanent housing
3. **Ivanka Saunders** made the following requests:
 - Wants funding for public housing with wrap-around services for extremely low-income people
 - Hotel purchases are insufficient without services to assess needs
 - People need to be screened for Social Security benefits and CalWORKs eligibility
4. **Alexandra Alvarado** made the following requests:
 - Programs need to benefit those who were intended to be served. Follow up on implementation
 - Wrap-around services are needed
 - Low turnout in one of the Community Needs meetings. Need to increase turnout
5. **Lisa Flores** made the following suggestions:
 - Reiterated the importance of outreach to West Fresno
 - Recommends outdoor listening sessions
 - Would like to see a safe lot for people living in their cars
6. **Brandi Nuse-Villegas** made the following suggestions:
 - Would like Public Hearings to take place at 6 PM
 - Anti-Displacement insight should be incorporated
 - Affordable housing needs to be housing-first
 - Housing protections to make sure renters remain in their homes
 - Need more development in high opportunity areas
 - Near FAX routes and good schools
 - Need Day Centers with wrap-around services
 - Would like mobile medical services at shelters
 - Wants resource centers with training for employment and employment opportunities
 - Does not want federal money to be used fund the police department
 - Would like the City to better engage the unhoused to get input
 - Wants Wifi to be available throughout the City at no cost
 - Would like better notification of the public of opportunities to comment
7. **Alexandros Acedo** made the following suggestions:
 - Housing-first as a priority
 - Wants more programs for students and recreational opportunities for youth
 - Would like schools to be used as community centers for outreach
8. **Desiree Martinez** made the following requests:
 - Turnout was low in Community Needs meetings
 - Wanted more time in breakout rooms during Community Needs meetings
 - Would like to see Wifi at shelters and parks

- Tiny homes are needed, and they can be placed at RV parks
- Include wrap-around services in tiny home villages
- Need permanent housing for temporary shelter residents

9. **Pedro Navarro-Cruz** made the following suggestions:

- Need additional youth programs throughout the City
- Would like more and improved first-time homebuyer programs without immigration restrictions
- Look at Central City Concern in Portland, Oregon as an example for providing vision, dental, and substance use services
- Need tiny homes
- Need better racial equity for people receiving help

10. **Pat Wilson** made the following request via email:

- Very simply: combine the housing authorities' housing voucher program, or similar city rental assistance program if there is one, with the city's apartment inspection and code compliance efforts.

That way properties which need repairs can be matched with low income tenants who receive rental assistance, thereby assuring landlords of a guaranteed rental income which can be used to pay for repairs.

11. **W.S. Tait** made the following request via email:

- Homeless shelter, like say mini homes as seen at Fresno fair.

12. **Heather Halsey** made the following suggestions:

- I'm writing on behalf of my 58-year-old unhoused friend, Charles. He has been sleeping mostly outdoors for the last 20 years and is now blind, which makes his situation exponentially more precarious. Every time I hear about a pedestrian getting hit by a car, I think of him.

He genuinely wants to find housing and asked me to help him apply in December. With the recent Project HomeKey shelters, I was hopeful that we would be able to find an option even if it was a short term shelter. I was shocked to find that he literally has no options and had to sleep on the streets during the rain and freezing temperatures that we had in December.

He is disqualified from staying at most shelters and all long-term housing through Fresno Housing, due to a lifetime sex offense on his record. To my knowledge, there is only one low barrier shelter that may accept him, which is the Golden State Triage Center — and with only 50 beds it is perpetually full.

Charles and the 2,400 individuals in Fresno with these offenses on their records need safe shelter options and a path to long term housing.

I believe it would go a long way in addressing the city's overall homelessness and crime if these individuals weren't disqualified from shelters and housing.

Please include low barrier shelters and housing, specifically for those with these type of lifetime offenses on their records, in your annual action plan. So that Charles and those like him have a chance at survival.

13. **Stephen Sacks** made the following requests:

- People need a safe place before anything significant can be done to help. Destroying homeless encampments is not helpful. We need as a start, safe and secure campgrounds with facilities. If not, then we need big projects like turning the former VMC (UMC) into living quarters for the homeless.
- Also, something needs to be done about housing costs. Many people need financial help to obtain housing or retain housing. Housing prices are too high for a large segment of Fresno's population. People need help!

Community Needs Workshop Participation Summary

Community Workshop #1 – January 19, 2022 at 11 AM

- **Affordable Housing:**
 - Should be located in areas of high opportunity within the City
 - Along the FAX bus line
 - Not just in southwest Fresno
 - Take median income and education levels into consideration with finding location for affordable housing
 - Housing should be focused on 30%-50% AMI and lower
 - Housing type should be available for people with disabilities including mental health issues
 - Homeless citizens to be able to use vouchers to lease tiny homes to get out of the shelters – this will also allow for newly homeless citizens a place to go to regroup
- **Homeless and Homelessness Prevention:**
 - Emergency shelters should be located in areas of high opportunity within the City
 - Along the FAX bus line
 - Not just in southwest Fresno
 - Take median income and education levels into consideration with finding location for affordable housing
 - Different types of shelters like cooling centers, warming centers, Day Centers should be provided
 - More focus on case management for homeless participants
 - More case workers should be provided at projects sponsored by the City
 - More case workers at areas along the FAX bus line
 - More case workers throughout the City; not just in southwest Fresno
 - Onsite support services seem non-existent
 - Over-populated with participants in shelters that stress the resources
 - Focus on certain areas of city – not targeted the entire community
 - Listen to advocate groups supporting homeless citizens and apply their feedback to services and programs

- Type of shelters: separate from single and couples, separate for addicts who are in low barrier shelters, separate domestic violence individuals to minimize human trafficking incidents
- Locations of shelters in the community to minimize homeless citizens to fall back in their negative environment
- Location to move the juvenile homeless shelter to a more positive environment.

Community Workshop #2 – January 20, 2022 at 6:30 PM

- Affordable Housing:
 - Fresno has the second-highest rent rates
 - High slum housing areas that target low-income families
 - Qualifications to get into affordable housing need to be more transparent to the community
 - Low-barrier entry for people who have an eviction in their history
 - Evictions make people ineligible for HUD programs for 7 years
 - Rent stabilization needed
 - How is this program meeting housing goals of housing element?
 - Housing first is the thinking; provide more stable and permanent homeless housing
 - Housing for very low income in high opportunity areas for both housing and shelters
 - Need low-barrier entry services
- Homeless and Homelessness Prevention:
 - Shelters separate single mothers with children 5-17 years old – need full family shelters
 - Shelters not available for families – they often get separated
- Other:
 - Not happy with ARPA money going to police

Community Workshop #3 – January 24, 2022 at 6:30 PM

- Affordable Housing:
 - Stop spending money to buy land on Parkway
 - Using CEQA exemption violates environmental justice rights
 - Rent control needed
- Homeless and Homeless Prevention:
 - Shelters are disrespectful to individuals using them
 - Walking in on people without knocking
 - Stealing medication
 - Shelters and housing need to be available in all areas of the City of Fresno
 - Need to be in safe areas, close to FAX
 - Motel investments are a showboat of doing something but not really

Community Workshop #4 – January 25, 2022 at 11 AM

- Affordable Housing:
 - Greatest need is to stabilize the homeless population; provide permanent housing – provide affordable housing
 - For every emergency shelter, 4-5 permanent housing options are needed
 - Rent control must be put in place. Rental prices are not affordable as is
 - Shelter is a band-aid; permanent affordable housing is a priority
 - Tiny home villages are needed

- High opportunity housing is needed. People should be able to choose what neighborhood they live in
- Tulare, California is building prefab units that are working out very well as housing communities
- Combine a tiny home village with the new pet shelter. The homeless would benefit from an opportunity to help feed and care for the animals. Both the animals and the individuals would benefit from the connection
- Use existing vacant buildings for immediate housing options
- Put tiny homes on vacant pads in mobile home parks
- Need more permanent housing – current model is transitional
- Public sector units stretched too thin – Public Works should build units – too much money skimmed off the top in current system
- Affordable housing not available; nothing is affordable enough
- Low-income housing should not be more than 30% of a person's income
- Convert shelters to permanent housing
- Gap financing for the motel conversion projects currently underway
- Carve out housing for undocumented and immigrant populations
- Homeless and Homelessness Prevention:
 - Demographics being left behind: elderly, mentally ill, individuals that are hard to house, and those fleeing domestic violence situations
 - Research whether people are being charged to stay in shelters
 - Parks for kids in the shelter and housing settings are needed
 - Build safe camps with clean water and sanitation areas for bathing and cleaning
 - Continuum of Care not working well
 - Support housing first
 - Security is an issue
 - People need to take advantage of the Rental Assistance Program – there's still money available
 - Need to increase number of beds at youth shelters
 - Homeless people need an address to send mail to
 - Tenant based rental assistance
 - Prevent rental evictions
 - Provide funding for rent
 - Foster youth and youth with medical issues cannot find a place to live – focus on them

Summary of Any Comments or Recommendations Not Accepted and Reasons Why
The City accepted all comments.

Needs Assessment and Gap Analysis

The City must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, the City must identify any gaps within its current shelter and housing inventory as well as the service delivery system. The City should use current data, including point in time count, housing inventory count, or other data available through the Fresno-Madera Continuum of Care, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

To gain a better understanding of the need in the community, the City evaluated the number of beds that are set aside for people experiencing homelessness. The data from the Fresno Housing Authority’s Housing Inventory Count from 2020 provides the most recent detailed reporting on those numbers. The Count demonstrates that approximately 2,800 beds are needed to meet the demand throughout the city. There are currently 220 beds available for families, but the need is 547 beds – resulting in a gap of 327 beds. Further, beds for adults without children are only 628 while the need is 3,089 – resulting in a 3,089-bed gap. The homeless population data for veterans and survivors of domestic violence are also reflected in the family and adult-only homeless population data. Over the course of the City’s consultation process, it became evident that expansion of temporary housing opportunities is necessary for domestic violence survivors, and more intensive wrap-around services are needed to connect veterans with housing and other services for which they are eligible.

Table 2 - Gap Analysis of Shelters and People Being Served

Gap Analysis of Shelters and People Being Served ¹									
	Current Inventory			Homeless Population				Gap Analysis	
	Families	Adults Only	Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Survivors of DV	Families	Adults Only
	# of Beds	# of Beds	# of Beds					# of Beds	# of Beds
Emergency Shelter	4	12	41						
Transitional Housing	8	12	60						
Permanent Supportive Housing	208	604	583						
Other Permanent Housing	0	0	44						
Sheltered Homes				464	491	69	95		
Unsheltered Homes				83	2,598	166	166		
Current Gap								327	2,461

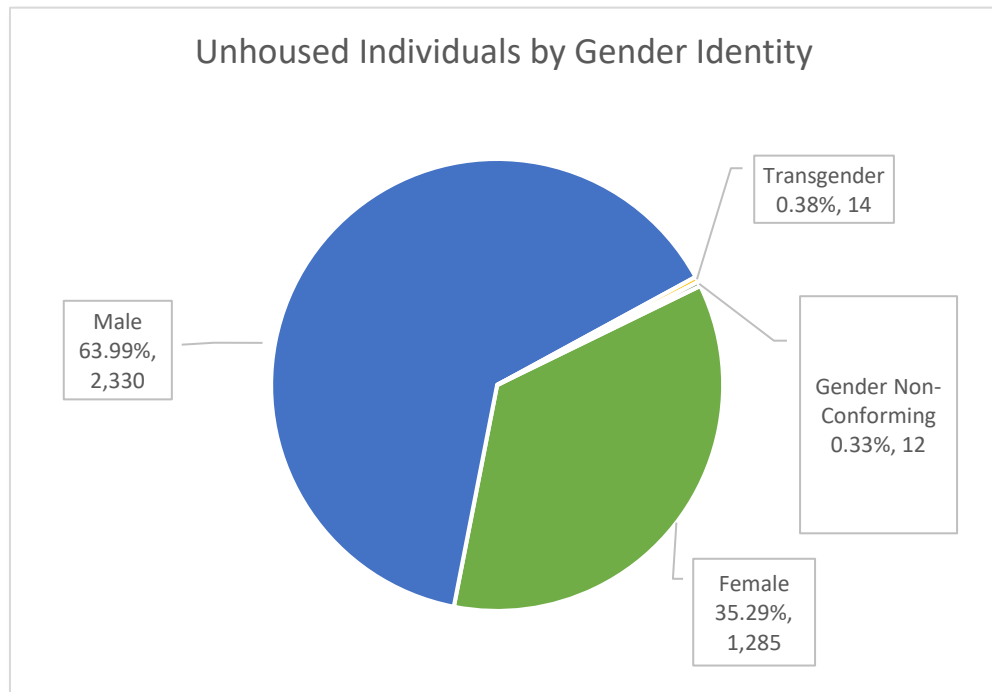
¹ Fresno Madera Continuum of Care On Homelessness. (2020). *Fresno 2020 Housing Inventory Count*.

Describe the size and demographic composition of qualifying populations within the City’s boundaries:

There are currently more than 3,900 people experiencing homelessness in the City of Fresno according to the 2020 Fresno-Madera Continuum of Care Point in Time Count². Of those, there are 163 families that include at least one child, 2,873 families without children, and five children who are experiencing homelessness without a parent or guardian.

Further, nearly 64% of people experiencing homelessness identified as male, approximately 35% identify as female, 0.38% identify and transgender (the data does not specify whether the person identifies as transman or transwoman), and 0.33% identify as gender non-conforming.

Chart 1 - Unhoused Individuals by Gender Identity



The racial composition of people experiencing homelessness broke down as white (58.94%), black or African-American (18.37%), multiple races (10.38%), American Indian or Alaska Native (9.53%), Asian (1.76%), and Native Hawaiian or other Pacific Islander (1.02%). One thousand eight hundred ninety-eight (1,898) of the people counted identified as ethnically Hispanic/Latino compared to 1,743 who identified as non-Hispanic/non-Latino.

² Fresno Madera Continuum of Care. (2020). *2020 Point-in-Time Count CA-514 Fresno City & County/Madera County CoC.*

Chart 2 – Racial Composition of People Experiencing Homelessness

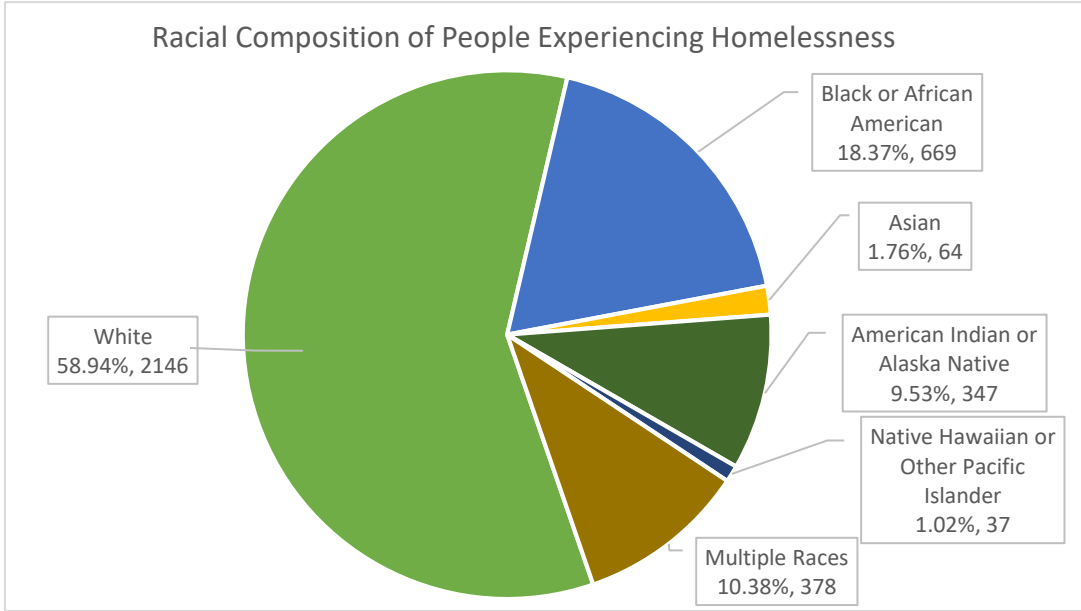
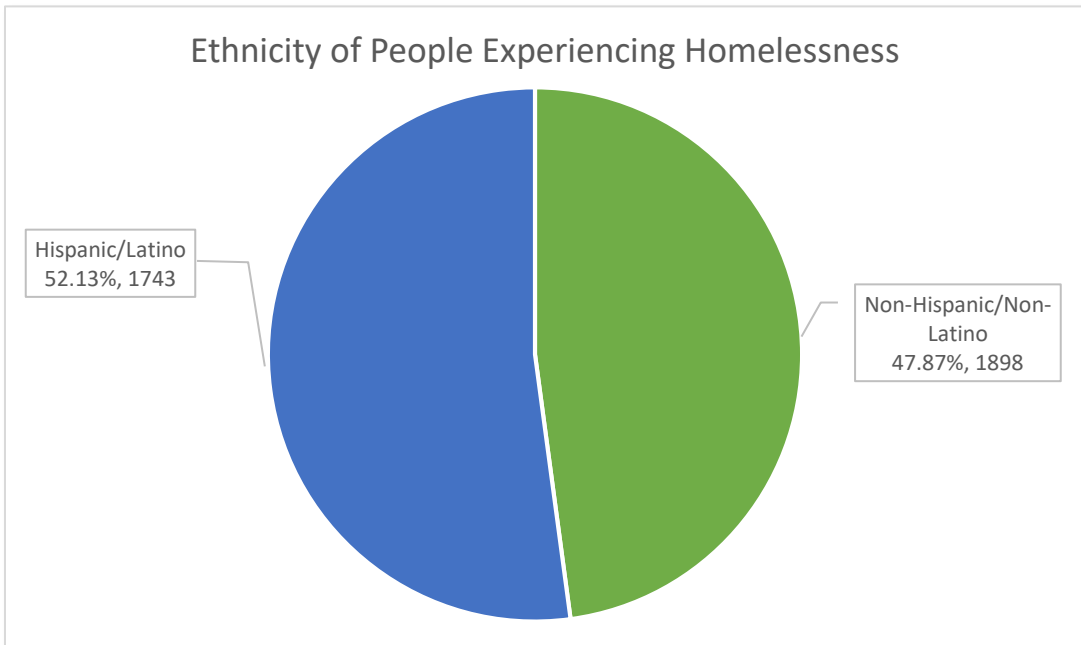


Chart 3 - Ethnicity of People Experiencing Homelessness



In 2020, there were a total of 261 people fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. Of those 261 people, 166 were unsheltered and 95 were sheltered. According to the Marjaree Mason Center, of the 5,851 adults and children it served in 2021, 53% identified as Hispanic, 18% identified as Caucasian, and 13% identified as African American.

Sixty-eight percent (68%) of its clients reported having no income of their own, and, of the clients who did report having income, 63% reported making less than \$15,000 per year³.

This corroborates information the City received during the consultation process that expansion of shelters for this qualifying population is needed in the community.

People who are greatest risk of becoming homeless in Fresno were identified through the City's Emergency Rental Assistance Program (ERAP) which received more than 32,000 applications through March 14, 2022. Thirty-seven percent (37%) of applicants identified as white, 26.83% declined to identify a particular race, 19.25% identified as African-American, 8.83% identified as being multi-racial, 4.28% identify as Asian, 2.28% identified as American Indian, and 0.76% identified as Pacific Islander.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness; and***
- ***Those at greatest risk of housing instability or in unstable housing situations:***

In Fresno, there are more than 1,500 beds available to families and individuals; however, to have enough beds to meet the need in the community, the City will need to increase capacity by more than 247%. The type of housing opportunities need to increase in flexibility as well; community members identified the need to house families with as many as 10 people, for safe spaces for members of the LGBTQIA community, and for increased units available for people with access and functional needs. In addition to adding more beds, community members and organizations identified the need of wrap-around supportive services including access to mental health resources, substance abuse treatment, and intensive case management as their top priorities.

Additional aid to assist with rent or mortgage payments was also a significant concern for Fresno residents. Among the ten California cities listed in February 2022 data provided by Zumper, a real estate listing website, Fresno has the third highest year-over-year percentage increase for two-bedroom units (15.3%) and the third largest year-over-year percentage increase for one-bedroom units (17.8%). These are significant increases when we take into consideration that 23.5% of Fresno renters pay between 30%-50% of their income toward rent, and 30.1% of Fresno renters pay in excess of 50% of their income toward rent⁴. The concern about not being able to make rent is realized by individuals throughout the City as evidenced by the data available from the City's Emergency Rental Assistance Program which saw 17.22% of its applications from Council District 1, 11.06% of its applications from Council District 2, 15.37% of its applications from Council District 3, 21.54% of its applications from Council District 4, 10.75% of its applications from Council District 5, 7.97% of its applications from Council District 6, and 16.09% of its applications from Council District 7.

The Housing Needs Inventory and Gap Analysis table with data from the 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) report for the City, shows that the City needs to increase its

³ Data part of an email sent by Nicole Linder on behalf of Marjaree Mason Center

⁴ Andrews, J. (2022, April 12). *Zumper National Rent Report*. The Zumper Blog. <https://www.zumper.com/blog/rental-price-data/>

affordable housing availability by more than 2,900 units. Although the CHAS data is the most recent data available to the City, it is likely that the need has grown since 2018 due to recent economic events.

Table 3 - Housing Needs Inventory and Gap Analysis

Non-Homeless ⁵			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	38,855	41,775	
Rental Units Affordable to HH at 30% AMI (At-Risk Homelessness)	22,270		
Rental Units Affordable to HH at 50% AMI (Other Populations)	16,585		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		22,280	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		19,495	
Current Gaps			2,920

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

The City currently has 55 congregate and non-congregate shelters. The City has invested over \$13 million in Emergency Solutions Grant-Coronavirus (ESG-CV), Community Development Block Grant-Coronavirus (CDBG-CV), and state Homeless Housing Assistance and Prevention (HHAP) funding for operation and supportive services expenses at multiple non-congregate shelters in the City. The City plans to further invest an additional \$6.2 million in future HHAP allocations to shelter operations. Furthermore, the City applied for state Homekey funds for the acquisition, conversion, and operations of four motels to be used as non-congregate shelters and eventually converted to affordable housing.

The City is also a recipient of the state Encampment Resolution Funding grant that provides funds for outreach and shelter services to an identified encampment within downtown Fresno. The City is also applying for state Family Homelessness Challenge grant funding that would provide funding to shelter homeless families, specifically. If awarded, the City will fund 19 units to shelter families experiencing homelessness to ensure their experience is brief and one-time.

In addition, the City has invested \$5.1 million in HOME and CDBG funds to support the development of multi-family units for low- and moderate-income people and elderly residents that are currently underway. Through FCTC Family, LP, the City is developing a senior housing project which will culminate in 180 units. The City has also supported the Fresno Housing Authority’s Monarch at Chinatown Project

⁵ Consolidated Planning/CHAS Data | HUD USER. (n.d.). OFFICE OF POLICY DEVELOPMENT AND RESEARCH (PD&R). Retrieved April 19, 2022, from https://www.huduser.gov/portal/datasets/cp.html#2006-2017_query

that is anticipated to add 57 multi-family housing units to the City's resources. The City plans to use an additional \$8.4 million in HOME funds in support of affordable multi-family housing development and has allocated \$13.2 million in ARPA funds for the development of affordable housing, a portion of which will be used specifically for multi-family development.

The City will also use multiple state and local resources for the development of affordable multi-family housing. The City has allocated \$2.48 million in state Permanent Local Housing Allocation (PLHA) funds, \$2.5 million in state Local Housing Trust Funds, and \$5.5 million in City general funds for the development of affordable multi-family housing.

The City also uses its other annual entitlement funding from HUD to provide services to homeless individuals or individuals at risk of homelessness. In 2021, WestCare California, Inc. was awarded a grant for Emergency Solutions Grant (ESG) funds to provide 12 individuals with homelessness prevention services, 50 individuals with rapid rehousing assistance, and 62 individuals with case management services. It was also awarded Housing Opportunities for Persons with AIDS/HIV (HOPWA) funds for its the Living Room program. The program provides short-term rental and mortgage assistance, tenant-based rental assistance, rapid re-housing, supportive services, and housing information to people who are experiencing, or at risk of experiencing, homelessness who are affected by HIV/AIDS.

Poverello House was awarded ESG funds to provide up to one year of direct case management and rental support for people experiencing homelessness in the City. The program supports security deposits, pays for costs associated with utilities arrears, and provides direct rental support. They also employ case managers to work with individuals to develop a plan to sustain housing beyond its program's support. Poverello also connects people who are experiencing homelessness with navigation services and shelter through its Homeless Outreach Progressive Engagement (HOPE) Team.

The City also works with the Marjaree Mason Center to provide emergency shelter and services to adults and their children who are experiencing homelessness because of domestic violence. Marjaree Mason Center provides a crisis hotline which is available 24/7, crisis response, emergency shelter and expenses related to emergency shelter support services (e.g. food, mental health support, case management).

The City has also used a portion of prior HOME funds for a TBRA program provided by the Fresno Housing Authority. Additionally, the City has allocated \$1 million in ARPA funds to develop a land lord incentive program for housing voucher program participants.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

There are approximately 327 fewer beds than are needed for families experiencing homelessness. The shortage for adults without children is far greater at 2,461 beds needed. Seventy-nine (79) units are currently being developed in the City for families.

While more beds are desperately needed, providing additional assistance to mitigate the effect of increased rental prices was a top priority identified by members of the community. The City has identified that it needs at least 2,920 of additional rental units to meet demand. To address that issue, the City is proposing that the bulk of the HOME-ARP funds be allocated toward the development of affordable housing.

This need is supported by the level of demand the City has had on its Emergency Rental Assistance Program. Through March 14, 2022, the City received more than 32,000 applications for relief, and while efforts to fulfill those requests have been substantial, 11.8% of eligible applications have been funded.

Further, the need for wrap-around services was identified as a gap in the system. Specifically, providing mental health treatment, substance abuse treatment, and intensive case management to help stabilize housing situations for people who are experiencing, or at risk of experiencing, homelessness was voiced as a top concern for residents and was identified as a gap by multiple service providers and agencies that were consulted.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the City will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

For many low- and moderate-income households in Fresno, finding and maintaining suitable housing at an affordable cost is a challenge. Comprehensive Housing Affordability Strategy (CHAS) data is a special tabulation of the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. **Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
 2. **Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
 3. **Lack of complete kitchen facilities:** A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
 4. **Lack of complete plumbing facilities:** A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.
- HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

While affordability is the primary issue facing low- and moderate-income residents in Fresno, overcrowding and substandard housing also affect these households. Fourteen percent (14%) of households with a housing problem (9,465 households) experience overcrowding. In addition, 5% (or 3,430 households) experience severe overcrowding and 2% (1,429 households) lack complete plumbing or kitchen facilities. Another 3% of households are identified as having zero or negative income. Housing problems not related to affordability affect nearly a quarter (24%) of all households with housing problems in Fresno. Other known housing problems outside of HUD-defined housing problems include

blight and limited economic viability of neighborhoods (e.g. the co-location of affordable housing with employment centers and proximity to fresh food sources and other retail and service opportunities).

Identify priority needs for qualifying populations:

Community members expressed to the City the need for additional affordable housing units; intensive case management with access to mental health services, substance abuse treatment, and physical health services; and housing units that focus on increasing accessibility for people with access and functional needs.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery system based on the data presented in the plan were determined:

The City used information from the Fresno-Madera Continuum of Care to determine the current shelter inventory. It referenced that information against the most recent Point-In-Time count to determine the gaps in services for shelter. The City also consulted various community-based organizations to verify the services they provide throughout the City; those, combined with the services that have been financed through the City with ESG, HOME, and HOPWA funds, served to inform the City's capacity to provide supportive services.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the City will administer eligible activities directly:

Pending HUD approval of its HOME-ARP Allocation Plan, the City will issue a Notice of Funding Availability (NOFA) for interested and experienced service providers and developers of affordable multi-family housing. The City will promote the NOFA in the following ways:

- Emails will be sent to a growing list of more than 500 interested individuals and organizations
- Posts on social media will be made through the Communications Department and recommended to be made to each Council office
- Information will also be distributed through traditional media channels through the Communications Department. These include, but are not limited to, ABC30, KSEE24, KMPH FOX26, KGPE CBS47, KGOF32, KNSO Telemundo, KBIF 900 AM, and KVPR 89.3 FM
- Technical assistance webinars will also be made available at predetermined dates and time to provide potential applicants with more information about completing eligible applications

The NOFAs will be released on the City's Housing and Community Development webpage (www.fresno.gov/housing) under the Notices of Funding Available tab. The City contacts previous applicants, interested individuals, and other potential partners through email to notify them when the NOFA is released. Additionally, it will notify the public via social media and posts to community calendars.

If any portion of the City's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the City's entire HOME-ARP grant, identify the

subrecipient or contractor and describe its role and responsibilities in administering all of the City's HOME-ARP program:

The City has not, and does not intend to, provide a subrecipient with funds to administer the entirety of the City's HOME-ARP program.

The following table describes the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrates that any planned funding for non-profit organization operating assistance, non-profit capacity building, and administrative costs is within HOME-ARP limits:

Table 4 - Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$3,111,481		
Acquisition and Development of Non-Congregate Shelter	\$2,011,481		
Tenant Based Rental Assistance (TBRA)	-		
Development of Affordable Rental Housing	\$5,011,481		
Non-Profit Operating	-	-	5%
Non-Profit Capacity Building	-	-	5%
Administration and Planning	\$1,788,430	15%	15%
Total HOME-ARP Allocation	\$11,922,873		

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis that provided a rationale for the plan to fund eligible activities:

The number of affordable rental housing units in the City are too low to meet the needs of all the qualifying populations outlined in the HOME-ARP regulations. To mitigate this issue, the City is proposing to allocate the greatest amount toward closing that gap through the development of affordable rental housing.

Although this is a step in the right direction, housing development takes time to be fully realized; that is why the City is also proposing to allocate more than \$2 million toward the acquisition and development of non-congregate shelter. The community communicated clearly that it wanted to see a sharp increase in the number of tiny homes available throughout the City. This is an opportunity to see that desire come to fruition.

Finally, the need for housing opportunities is closely matched by the need for supportive services in the community. The community expressed its desire to broaden the number of access points to mental health services, physical health services, substance abuse treatment, and organizations that appeal ratings for disabled veterans and people seeking federal assistance. Addressing these supportive

services require either access to no-cost transportation or the ability of the service provider to bring services directly to the people who need them.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the City will produce or support with its HOME-ARP allocation:

The City intends to construct or rehabilitate at least 60 rental housing units for qualifying populations using HOME-ARP funds. The amount is projected based on the expected program year goal from 2020-2021 and scaled up to reflect the increasing in funding dedicated to the project of affordable rental home development.

Describe the specific affordable rental housing production goal that the City hopes to achieve and describe how it will address the City's priority needs:

The 500 respondents to the Fresno Housing and Community Needs Survey during the 2020-2024 Consolidated Plan consultation period ranked the City's homelessness needs above all other types of needs surveyed, with homeless prevention standing out as the highest-ranked among all the homelessness needs. Additionally, public meeting participants frequently discussed needs related to homelessness. These included needs for more low-barrier shelter space, case management for people experiencing homelessness, job and skills training, drug/alcohol counseling, and shelters for LGBTQ people that are not coupled to requirements for religious participation.

As a result, the City created a goal of constructing or rehabilitating at least 130 housing units throughout the 5-year period, and as of June 30, 2021, the City has completed 30.77% of its goal. Although 2020 was an unusually difficult time to accomplish many goals because of the COVID-19 pandemic, the City realized 153.85% of its annual goal for 2020-2021. Through its allocation toward development of affordable rental housing through the HOME-ARP program, the City anticipates it will be able to construct or renovate at least 60 rental housing units.

Preferences

Identify whether the City intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). The City is not required to describe specific projects to which the preferences will apply.

The City does not intend to give preference to one qualifying population over another.

HOME-ARP Refinancing Guidelines

If the City intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the City must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the City will refinance existing debt for a HOME-ARP rental project, including:

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity

The City of Fresno does not intend to use HOME-ARP funds to refinance existing debt.

Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

N/A

State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

N/A

Specify the required compliance period, whether it is the minimum 15 years or longer.

N/A

State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

N/A

Other requirements in the City's guidelines, if applicable:

N/A